



## 33 Greenwood Quadrant, Clydebank, G81 2RE

Offers over £114,995



Elevate Property Services are delighted to present this splendid THREE bedroom upper cottage flat to market. Situated within the highly sought-after Linnvale area of Clydebank, the property is within walking distance of a host of local amenities and excellent transport links. Early viewing is highly recommended, as this property is not expected to be available for long.



## Further Information

To the front of the property, ample on-street parking is available with private garden space leading to the doorway at the side of the building. On entrance into the welcoming hallway, a carpeted stairway leads to the main accommodation on the upper floor.

The lounge features a charming fireplace and a large window, allowing for an abundance of natural light. The fitted kitchen offers a range of wall and base units with coordinating laminate worktops, creating a clean and practical workspace. A breakfast bar seating area sits at the end of the kitchen, ideal for both busy families and professionals. The kitchen also benefits from an integrated electric hob, oven, and extractor fan, with additional space for free-standing appliances.

All three bedrooms are well-proportioned and offer ample space for additional furnishings. Further storage can be found within the hallway and within the attic area. The property is completed by a modern, fitted shower room, featuring low-maintenance wet-wall panelling, a shower cubicle with an electric shower, wash-hand basin and W.C. Gas central heating and double glazing throughout ensure comfort and efficiency all year round.

Externally, the rear garden is generous in size and mainly laid to lawn, providing a safe, low-maintenance space ideal for children and pets.

Ideally situated within walking distance of sought after primary and secondary schooling, this property will particularly appeal to families with children of various ages. Also, within walking distance to local shopping centres, or transport links to further afield to Glasgow City and Loch Lomond area, the location is ideal.

We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

Any areas, measurements or distances quoted are approximate and floor plans are only for illustration purposes and are not to scale. Thank you.

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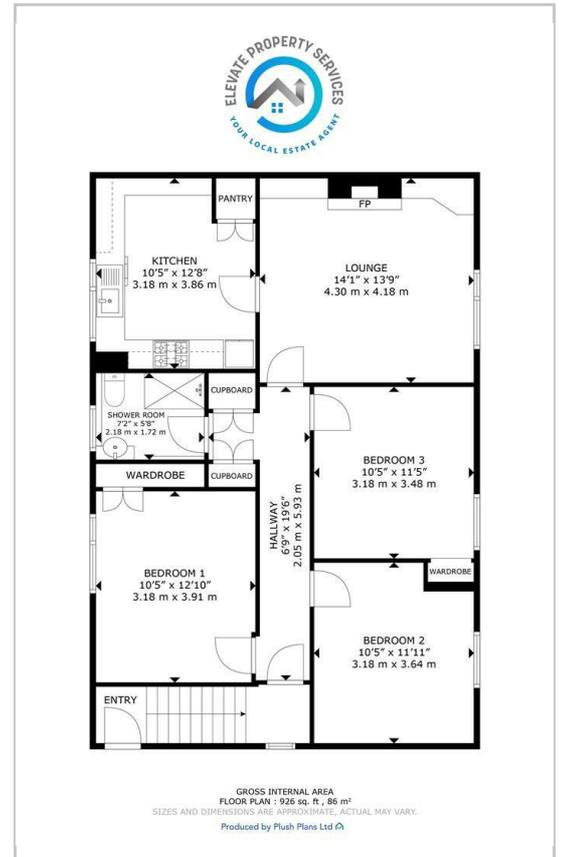
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## Area Map



## Floor Plans



## Energy Efficiency Graph

