

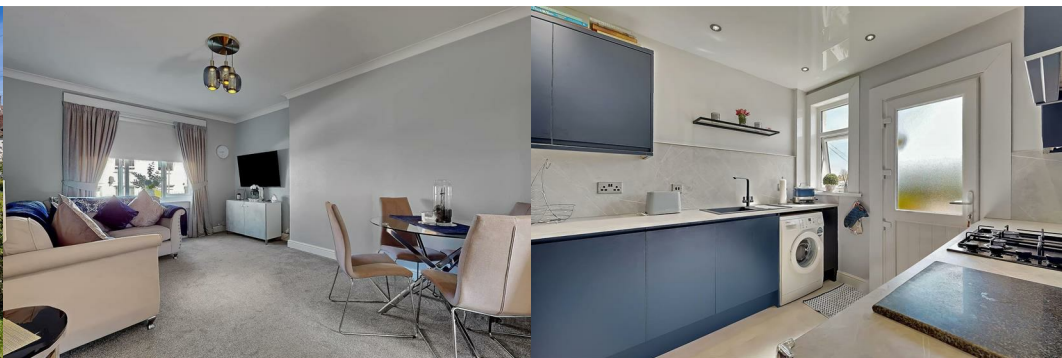


## 9 Whin Street, Clydebank, G81 3JD

Offers over £129,995



Elevate Property Services are delighted to present this attractive TWO bedroom lower cottage flat to market. Located within the highly sought-after North Kilbowie area, positioned close to a wide range of local amenities and excellent transport links, this spacious home is presented in walk-in condition and is not expected to be available for long.



## Further Information

To the front, the property benefits from ample on-street parking and a low-maintenance lawn garden. Entry is via a modern composite door to the front of the building, leading into a welcoming hallway which provides access firstly to the lounge.

The bright and neutrally decorated lounge features large windows, allowing natural light to flood the space and create a warm and inviting atmosphere. The modern fitted kitchen is positioned off the lounge and offers a range of wall and base-mounted units, complemented by stylish worktops, providing a practical and efficient workspace. Integrated appliances include a dishwasher, fridge, freezer, gas hob and oven with additional space for a freestanding washing machine. The kitchen also provides direct access to the south-facing rear garden.

Both bedrooms are generously sized and benefit from fitted storage, offering excellent accommodation. The property is completed by a well-appointed family bathroom, comprising a bath with overhead electric shower, vanity unit and W.C.

The rear garden of this property must be seen to appreciate the extent of space on offer. With an area of decking to enjoy dining al-fresco in warmer months and a large lawn area perfect for children and pets, this is a great outdoor space.

Ideally situated within walking distance of sought after schooling, this property is sure to also appeal to families with children of various ages. A host of other local amenities are also only minutes away, including Clyde Shopping Centre and Great Western Retail Park, as are local train stations and main bus services, providing direct transport links to Glasgow City and Loch Lomond area.

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 floorplans are only for illustration purposes and are not to scale. Thank you.

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## Area Map



## Floor Plans



## Energy Efficiency Graph

