



Seldom available in this area is this fantastic **DETACHED BUNGALOW** with the potential to become a wonderful family home.
Featuring driveway, garage and private gardens.

8 Braemar View, Clydebank G81 3RR

Offers Over: £265,000

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Entrance vestibule leading to hallway giving access to all accommodation and comprising storage cupboards and loft access. Good-sized family lounge to the front with large window which provides the room with natural light and looks out to the surrounding area. The kitchen hosts wall and base units and the door out to the rear garden.

The property benefits from three good-sized double bedrooms with the second bedroom currently being utilised as a dining room.

Family shower room comprising a w.c., wash hand basin and shower unit.

Early Viewing is highly recommended.

ACCOMMODATION

Lounge - 4.84m(15'8")approx x 3.63m(11'9")approx.

Kitchen - 2.74m(8'9")x2.32m(7'6")approx.

Bedroom one - 4.04m(13'2")x3.65m(11'9")approx.

Bedroom two - 3.93m(12'8")x2.89m(9'4")approx

Bedroom three - 3.86m(12'6")x2.87m(9'4")approx.

Bathroom - 2.35m(7'7")x1.65m(5'4")approx.

The agent has not tested any apparatus, equipment, fixture or services and cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the tenure of the property. The prospective purchasers are advised to obtain verification from their Solicitor or Surveyor.

The above particulars whilst carefully prepared are not warranted and do not form part of any contract of sale. Interested parties should have their own solicitor note their interest with the selling agents in order that they may be informed if a closing date is set for the receipt of offers. The sellers do not bind themselves to accept the highest or any offer.

SELLING

Do you have a property to sell? Blair & Bryden (BestMove Scotland) can offer you a free valuation and advice on the sale of your present property. Should this be of interest please ask for Gail Gurney on 01475 558420 (press option 2).