



## 8 Cambridge Avenue, Clydebank, G81 2JB

Offers over £179,995



Elevate Property Services are delighted to present this stunning TWO bedroom mid-terrace property to market. Situated within the ever-popular Clydebank area, this traditional sandstone home is offered in true walk-in condition and must be viewed to fully appreciate the level of accommodation on offer. Early viewing is highly recommended as we don't expect this property to be available for long.



## Further Information

To the front, the property has adequate on street parking and an easily maintained lawn garden area. Upon entering through the reception porch, you are welcomed into the well-maintained reception hallway which leads you in the first instance to the lounge. The beautifully decorated sumptuous family lounge boasts generous dimensions, impressive ceiling heights and a large bay window formation which engulfs this entire space with natural sunlight. A fantastic second reception room is available to the rear of the lounge. This space is currently utilised as a family/dining room but offers flexibility for a variety of uses.

Positioned to the rear of the property is the modern fitted kitchen, which hosts wall and base-mounted units paired with complementing worktops, creating good storage and workspace. The kitchen further benefits from an integrated electric hob, oven, extractor fan and further space for a free-standing washing machine and fridge-freezer.

On to the upper level, there are two neutrally decorated and well-proportioned bedrooms. The master bedroom also benefits from a large bay window overlooking the quiet street and flooding the room with natural sunlight.

Completing the accommodation is a stylish family shower room comprising of a large shower cubicle with electric shower, vanity unit, W.C and extra storage facilities. Additional storage is available throughout the property and within the basement and attic area.

The rear garden is fully enclosed, creating a safe and secure environment for children and pets alike. This area is easily maintained and perfect for enjoying some nice weather, socialising and al-fresco dining.

Ideally situated within walking distance of sought-after primary/secondary schooling, this property is sure to appeal to families with children of various ages. West College Scotland's Clydebank Campus is also a short walk away, as are local train stations and main bus services, providing direct transport links to Glasgow City and Loch Lomond area. A host of local amenities are only minutes away, including the popular Clyde Shopping Centre and Great Western Retail Park.

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

