



30C Durban Avenue, Clydebank, G81 4JH

Offers over £77,500



Elevate Property Services are delighted to present this spacious THREE bedroom first floor flat to market. Situated within a popular Clydebank locale, the property is conveniently located within walking distance of a host of local amenities, schooling and excellent transport links. This property offers flexible and spacious family accommodation and is therefore not expected to be available for long!



Further Information

Externally, the property benefits from ample on-street parking and low-maintenance lawn gardens to the front and rear.

Entrance is via the front of the property through a secure door entry system. The bright lounge is generous in size and benefits from a dining space and a large window allowing an abundance of natural light to fill the room. The fitted kitchen hosts a range of wall and base units along with ample worktop space, creating a practical and functional area. The kitchen further benefits from an integrated gas hob, oven, grill, with additional space for free-standing appliances including a washing machine and fridge-freezer.

The property boasts three well-proportioned double bedrooms, all offering excellent space, with excellent in-built storage available in all rooms. A modern family bathroom comprises a bathtub with mixer shower and wash-hand basin. A separate W.C. is conveniently located to the side of the bathroom providing practicality for busy families.

Ideally situated within walking distance of sought after schooling, this property will appeal to a variety of purchasers, including families with children of various ages. Also, with excellent transport links to local shopping centres, or 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.

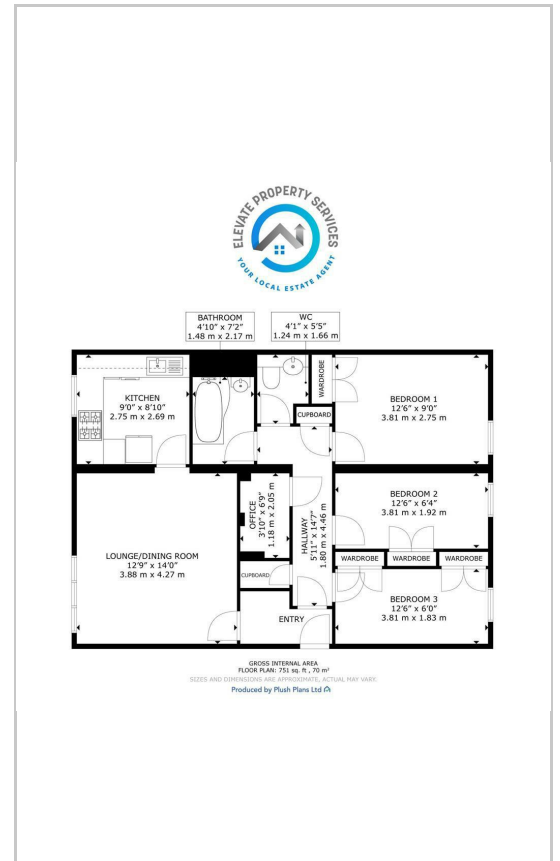
Any areas, measurements or distances quoted are approximate and floorplans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

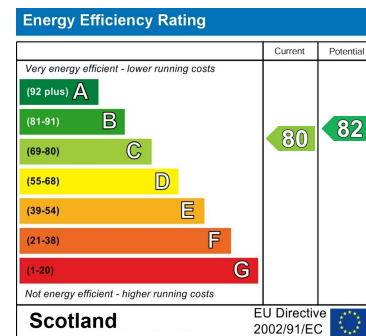
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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