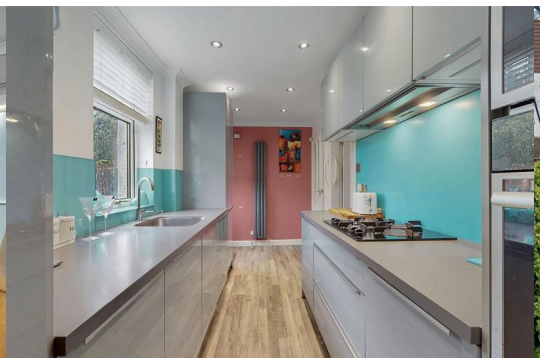
# 13 Millburn Avenue, Clydebank, G81 1EW

## Offers over £169,995

2 | 1 | 1 | D

**CLOSING DATE FOR FINAL OFFERS - WEDNESDAY 23/9 @ 12.00PM** Elevate Property Services are delighted to present this splendid two-bedroom end-terrace home to market. Situated within a highly sought-after Clydebank area, this attractive property offers comfortable and versatile accommodation throughout and is sure to appeal to a wide range of purchasers. Well-maintained and offering excellent features, early viewing is highly recommended for all interested parties.



## Further Information

To the front of the property, a private driveway provides convenient off-street parking with lawn to the side. Entry is via a welcoming entrance vestibule, perfect for removing outdoor clothing and leading into the bright and inviting lounge.

The lounge enjoys a large front-facing window, creating a pleasant and naturally bright space to relax and a log fire for cosy evenings. Access to the modern fitted kitchen is available directly from the lounge. The kitchen offers an excellent range of wall and base units, complemented by generous worktop space, making it an ideal space for everyday use. Integrated appliances include a gas hob, dual eye-level ovens, extractor hood, fridge-freezer, washing machine and dishwasher. There is also direct access to the rear garden, adding further practicality to this well-appointed space.

On the upper level, the property offers two versatile bedrooms, both benefiting from excellent natural light. The main bedroom provides access to a spacious loft area, which features a skylight flooding the space with natural light. Offering generous proportions, this versatile area could be utilised to suit a variety of needs. Completing the accommodation is a well-appointed family bathroom comprising of a rainfall shower over bath, vanity unit with wash-hand basin and W.C.

Externally, the south-facing rear garden has been designed with low-maintenance living in mind, featuring a combination of composite decking and lawn. Ideal for family living, the garden provides an excellent space for outdoor dining, entertaining and relaxing during the warmer months. A detached garage also provides useful additional storage.

For those that enjoy shopping, this property is located within a short distance of the new Renfrew Bridge which provides an easy commute over to Braehead Shopping Centre or to the M8 motorway for shopping further afield. The Clydeside Expressway, Clyde Tunnel and main bus routes are also within easy reach. A host of other amenities and services are also nearby, including a local health centre, leisure centre and West College Scotland (Clydebank Campus) making this location a popular choice for many purchasers.

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.

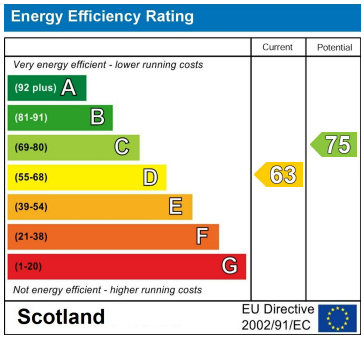
Any areas, measurements or distances quoted are approximate and floorplans are only for illustration purposes and are not to scale. Thank you.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Room 4, 193 Dumbarton Road, Clydebank, West Dunbartonshire, G81 4XJ
Tel: 01389 504114 Email: info@elevatepropertyservices.com https://www.elevatepropertyservices.com/