



## 10A Boquhanran Place, Clydebank, G81 3BG

Offers over £97,500



Elevate Property Services are delighted to present this well-proportioned TWO bedroom upper cottage flat to market. Set within a quiet cul-de-sac in a popular Clydebank locale, this bright and spacious home is ideally positioned close to a host of local amenities, transport links and sought-after schooling. Early viewing is highly recommended as this property is expected to generate significant interest.



## Further Information

Externally, the property benefits from ample on-street parking and a communal garden area with drying green to the rear. Upon entering, a welcoming hallway provides access to all rooms within the home and includes two generous storage cupboards.

The bright and spacious lounge is neutrally decorated and enhanced by large windows which flood the room with natural light, creating a warm and inviting living space. The fitted kitchen offers an array of wood-effect wall and base mounted units paired with laminate worktops, providing excellent storage and preparation space. There is ample room for freestanding appliances, making this a practical and functional area for everyday living.

Both bedrooms are well-proportioned doubles, bright and neutrally decorated, with one benefitting from built-in storage. Completing the accommodation is a modern three-piece bathroom suite finished with low-maintenance wet-wall panelling. Further benefits include gas central heating and double glazing throughout.

Ideally situated within walking distance of sought after primary and secondary schooling and a host of local amenities, including Clyde Shopping Centre and Great Western Retail Park. Excellent transport links are available, such as Dalmuir and Singer 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 floor plans 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.

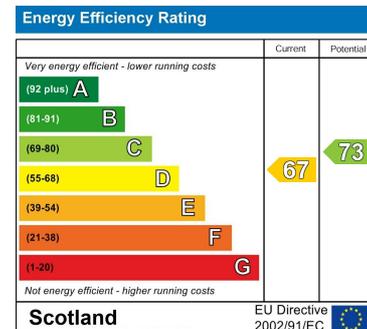
## Area Map



## Floor Plans



## Energy Efficiency Graph



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