



**CLYDEBANK**  
Estate & Letting Agents

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#### REFERENCE

2664

#### PRICE

Offers over £35,000

#### SELLER

Clients of Clydebank Estate & Letting Agents

#### PROPERTY ADDRESS

2/2 7 Dunedin Terrace, Clydebank, G81 1ND

**Property Misdescriptions Act:** Please note that these particulars are prepared by us on the basis of information provided to us by our client. We have not tested the electrics, Fixtures, fittings or other appliances that may be within the property, including the Central Heating. Prospective purchasers can make their own enquiry.

#### VIEWING

By appointment only: Please contact our office at: 48 Kilbowie Road, Clydebank on 0141 952 9988.

#### YOUR NEXT MOVE

##### MORTGAGES

If you require mortgage advice please contact our office and a member of staff can assist you further with this.

##### SOLICITORS

We can provide preferential solicitor fees through our relationship with local solicitors.

##### MARKET APPRAISALS

To enable you to ascertain your own purchasing power we offer a FREE valuation service. Please contact 0141 952 9988

##### MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

##### OFFERS

All offers and intimations of interest to:-  
Tel: 0141 952 9988 Fax: 0141 952 2622



**2/2 7 Dunedin Terrace  
Clydebank  
G81 1ND**

**Offers over £35,000**



Clydebank Estate Agents present to the market a Spacious, Top Floor Apartment within Central Clydebank. This property requires a degree of modernization internally and is offered to the market at an attractive price. The layout of the property could be adapted to create a Spacious One Bedroom.



### Further Information

Entrance to property is via secure door entry system into communal building. This property is located on the top floor of the building. Enter property to reception hallway leading to Lounge, Kitchen and Bathroom. The Lounge is positioned to the front of the property with a feature Bay Window with views over the local Bowling Green. The Kitchen is spacious and located to the rear of the property. Access via the kitchen to an additional room created from the recess. This room is utilized as a Bedroom. The bathroom consists of three piece suite with electric shower over bath. Further enhancements are Double Glazing, Secure Door Entry System and Shared Rear Gardens. This property requires a degree of modernization and is offered at an attractive price.

### Measurements

- Lounge 4.76 x 3.79
- Kitchen 3.69 x 3.00
- Master Bedroom 3.71 x 1.81
- Bathroom 3.93 x 1.20

### Location

Dunedin Terrace is situated from John Knox Street, Clydebank. It is centrally located within Clydebank and within walking distance to Clydebank Shopping Mall, Clydebank Business Park and Clydebank College. Dumbarton Road is within a short walk from Dunedin Terrace offering frequent bus links to Glasgow City Centre. Clydebank and Singer Rail Stations are close by offering links to Glasgow and Loch Lomond.

