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REFERENCE
2666

PRICE
Offers over £44,995

SELLER
Clients of Clydebank Estate & Letting Agents

PROPERTY ADDRESS
26/1 Crown Avenue, Clydebank, G81 3BW

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



CLYDEBANK
Estate & Letting Agents



**26/1 Crown Avenue
Clydebank
G81 3BW**

Offers over £44,995

Clydebank Estate Agents present to the market a Spacious One Bedroom, Ground Floor Apartment within Central Clydebank. This property benefits from rear gardens with private entrance direct to the property and offers excellent value for money.



Entrance

Entrance to the property can be via the front or rear door. The rear door is located via the gardens to the property and directly from Crown Avenue. The front door entrance is via a communal building with secure door entry system. Once via the front door to reception hallway all rooms can be accessed. The hallway offers excellent storage.

Lounge

3.97 x 3.74

Spacious lounge, tastefully decorated with carpeted flooring. The kitchen can be located from the lounge.

Kitchen

3.74 x 2.48

Located via the lounge is the fitted kitchen with floor and wall mounted units, fitted worktop and tiled splash back and floors. The kitchen provides access to the rear gardens.

Master Bedroom

3.70 x 3.31

Bright, Spacious, Double Bedroom with carpeted flooring. The bedroom offers built in storage/wardrobes.

Bathroom

1.95 x 1.66

Fully tiled bathroom with white three piece suite and shower over bath.

Further Information

Further enhancements are Gas Central Heating, Double Glazing, Secure Door Entry System and Rear Gardens with Private Access to the property.

Location

This property is situated on Crown Avenue. This property is perfectly located within central Clydebank, walking distance to Clydebank Shopping Centre, Clydebank Business Park, Singer and Clydebank Rail Stations and local bus routes to Glasgow and Loch Lomond. Road links to A82, M8, Erskine Bridge and Clyde Tunnel are easy accessible from this location.

