



CLYDEBANK
Estate & Letting Agents

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REFERENCE
3842

PRICE
Offers over £79,995

SELLER
Clients of Clydebank Estate & Letting Agents

PROPERTY ADDRESS
89 Durban Avenue, Clydebank, G81 4JP

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



**89 Durban Avenue
Clydebank
G81 4JP**

Offers over £79,995

Clydebank Estate Agents present to the market a Two Bedroom, Upper Cottage Style Apartment within Durban Avenue, Clydebank. This property offers excellent accommodation with generous size bedrooms, loft storage space and rear gardens with patio area.



Entrance

Enter property into lower hallway with internal carpeted staircase leading to upper landing and all rooms. The hall offers generous size storage cupboards and provides access to loft.

Lounge

4.79 x 3.47

Spacious Lounge with access to kitchen.

Kitchen

3.03 x 2.44

Bright fitted kitchen with white wall and floor units, fitted worktops and tiled splash back.

Master Bedroom

4.14 x 3.65

Double Bedroom with fitted wardrobes and storage cupboard.

Bedroom Two

3.49 x 3.07

Double Bedroom with fitted wardrobes and storage cupboard.

Shower room

2.22 x 1.79

Fully tiled shower room with white two piece suite and shower cubicle with wall mounted shower.

Further Information

Further enhancements are Gas Central Heating, Double Glazing and Rear Gardens with Patio Area.

Location

Durban Avenue, Dalmuir is located on the edge of Clydebank and has frequent bus and rail links to Glasgow City Centre and Loch Lomond. Glasgow Airport is a 20 minute car journey. There are plenty of local shopping and schooling facilities within Dalmuir and further excellent services for retail and leisure are available in Clydebank which is only minutes away. The A82, Great Western Road and Erskine Bridge can be easily accessed by road.

