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**REFERENCE**  
3876

**PRICE**  
Fixed asking price £89,000

**SELLER**  
Clients of Clydebank Estate & Letting Agents

**PROPERTY ADDRESS**  
11 Webster Street, Clydebank, G81 1AZ

**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



**11 Webster Street  
Clydebank  
G81 1AZ**

**Fixed asking price £89,000**

Clydebank Estate agents are please to present to the market a rarely available 3 bed semi-detached large ex council home. in a child safe cul-de-sac position. Although requiring upgrading and modernisation, we believe it offers a great opportunity to purchase a family home. Property features entrance hallway with storage, triple window large lounge with ample daylight, kitchen (which looks to be recently installed), family bathroom, upper level offer 3 double size bedrooms, and loft storage. GCH, DG and opportunity to add driveway and garage, as large garden to front and side, as well as rear garden.



### Entrance

Bright and airy Entrance hallway providing great storage space. Hallway leads to upstairs. Multiple windows provide excellent natural light.

### Lounge

5.0x3.5

Spacious family Lounge. Laminate Flooring, Neutrally decorated. Triple window providing ample daylight.

### Kitchen

5.24x2.8

Newly fitted kitchen with stainless steel oven and hob. Neutrally decorated.

### Master Bedroom

4.96x2.6

Double bedroom. This room is neutrally decorated and has wood effect flooring.

### Bedroom Two

4.16x2.57

Double bedroom. This room is neutrally decorated and has wood effect flooring.

### Bedroom Three

3.5x2.46

Double bedroom. This room is neutrally decorated and has wood effect flooring. Room also benefits from mirrored wardrobe.

### Bathroom

1.90x1.55

Family Bathroom is situated on the upper floor. Features white 3 piece suite with over bath shower

### Further Information

Brand new fitted kitchen, However other rooms will require upgrading. There are ample Gardens with the potential to add a driveway and garage. There is also great storage space within the loft

### Location

This property offers excellent family accommodation and is within walking distance to local shops, schools and bus routes. Clydebank Shopping Centre and Great Western Retail Park is within a short car or bus journey to this property. The property is close to A82 and M8 offering accessible links to Glasgow City Centre and Glasgow Airport.

