



**CLYDEBANK**  
Estate & Letting Agents

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**REFERENCE**  
1223

**PRICE**  
Offers over £79,995

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

**PROPERTY ADDRESS**  
29 Hawthorn St, Clydebank, G81 3HR

**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

**29 Hawthorn St  
Clydebank  
G81 3HR**

**Offers over £79,995**

Clydebank Estate Agents present to the market this recently upgraded Two bedroom Lower cottage villa, this property should be viewed to appreciate the outstanding finish. Situated in North Kilbowie/Parkhall Area.



## Property Information

Property comprises entrance hallway, Large Lounge, Two Double Bedrooms, Kitchen with Access to large back garden, Family Bathroom with tiled 3 piece suite. The Property Further benefits from Gas Central Heating, New Boiler installed, Double Glazed throughout & Excellent storage space.

## Room Sizes

Entrance 2'1 x 3'8  
Lounge 15'11 x 11'3  
Kitchen 10'0 x 8'5  
Master Bedroom 13'10 x 11'5  
Bedroom Two 13'7 x 10'0  
Bathroom 7'4 x 5'11

## Location

Hawthorn Street Clydebank is centrally located North on Kilbowie Road. Clydebank Shopping Centre, Clydebank College and Clydebank Business Park are within a short walk from this property. Holly Street, Clydebank is centrally located close to Clydebank and Singer Train Stations, offering transport to Glasgow, Edinburgh, Helensburgh and Balloch. It is also close to the A82 and M8, offering accessible driving routes to Glasgow City Centre and Glasgow

