



CLYDEBANK
Estate & Letting Agents

www.rightmove.co.uk www.zoopla.co.uk
www.clydebankestateagents.net

48 Kilbowie Road
Clydebank
G81 1TH
TEL: 0141 952 9988
FAX: 0141 952 2622

Email: cestateagents@btconnect.com

REFERENCE
4058

PRICE
Offers over £99,995

SELLER
Clients of Clydebank Estate & Letting Agents

PROPERTY ADDRESS
35 Canberra Ave, Clydebank, G81 4LL

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



**35 Canberra Ave
Clydebank
G81 4LL**

Offers over £99,995

Clydebank Estate & Letting Agents are excited to bring to the market this recently refurbished upper cottage flat. In true walk in condition this property has been completed to a high standard and should be viewed to be appreciated.



Property Information

Clydebank Estate Agents are delighted to bring to the market this exceptional Two bedroom upper cottage flat with HUGE potential to convert the loft space into a master en-suite. Recently renovated to a very high standard, this property combines modern contemporary living with real quality finish. With luxurious carpeting flooring and decoration throughout, it is in true move in condition.

Internally the property features a spacious neutrally decorated living room with tasteful wooden flooring, a stunning bespoke shelf feature and a hypnotic focal point fireplace. The living room also has dual aspect windows which allow the room to be flooded with light. The house is complimented with modern spotlights and lamps throughout that are controlled by mood setting dimmer switches.

The bedrooms are both generously sized double rooms. The master bedroom benefits from a large built in cupboard and both have plenty of space for your

Room Sizes

Lounge 15' 7" x 12' 4" (4.75m x 3.76m)
Kitchen 9' 11" x 8' 8" (3.02m x 2.64m)
Master bedroom 13' 8" x 11' 11" (4.17m x 3.63m)
Bedroom Two 13' 7" x 10' 1" (4.14m x 3.07m)
Bathroom 7' 5" x 5' 10" (2.26m x 1.78m)

Location

Canberra Avenue is conveniently located within walking distance to Dalmuir Park and local amenities. The property is within easy reach to Clydebank Shopping Centre, Great Western Retail Park and Golden Jubilee Hospital. Rail and Bus routes are easy accessible from this property offering quick commute to Glasgow City Centre and Loch Lomond. A82 is a short drive offering quick access to Erskine Bridge and M8.

