

22 Barrie Quadrant, Clydebank, G81 3EH

Offers over £129,995

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CLOSING DATE FOR FINAL OFFERS - TUESDAY 30/6 @ 2.00PM Elevate Property Services are delighted to present this charming three bedroom lower cottage flat to market, ideally situated within the ever-popular Clydebank area. Offering generous accommodation, excellent storage and flexible living space throughout, this fantastic home is sure to appeal to a variety of purchasers. Conveniently located within walking distance of well-regarded schooling, local amenities and excellent transport links, early viewing is highly recommended.







Further Information

This splendid property is positioned within a quiet cul-de-sac and benefits from ample parking for residents. Entry is via the front of the building into a welcoming hallway, which provides access to all accommodation.

The bright and inviting lounge features a charming fireplace as its focal point, while French doors provide direct access to the front garden and allow an abundance of natural light to flood the room. The fitted kitchen offers a range of wall and base units complemented by coordinating worktops, creating a practical and functional workspace. There is ample room for freestanding appliances and a glass panelled door providing direct access to the rear garden and allowing for additional light to fill this space.

The property offers three generously proportioned double bedrooms, two of which benefit from excellent fitted storage. The third bedroom is currently utilised as a dining room, demonstrating the flexibility of the accommodation on offer. Completing the property is a well-appointed shower room featuring wet-wall panelling for easy maintenance, comprising a shower enclosure, vanity unit with wash hand basin, and W.C.

Externally, the property enjoys substantial low-maintenance gardens arranged over two levels, creating an excellent outdoor space for relaxing, entertaining, and enjoying the warmer months. To the front of the garden sits a summerhouse complete with a hot tub, providing the perfect retreat to unwind. To the rear, a spacious fully enclosed garden area offers a safe and versatile outdoor space, ideal for children, pets, and outdoor entertaining.

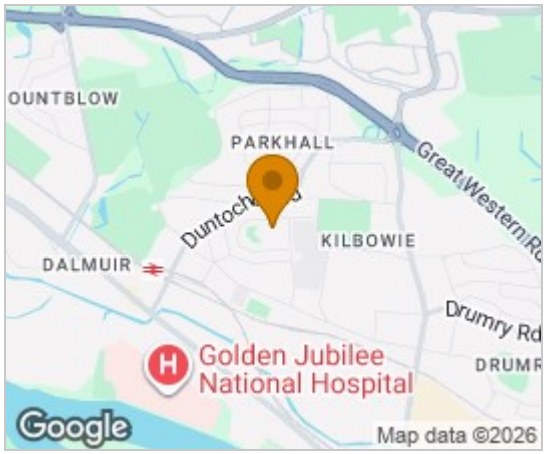
Ideally situated within walking distance of sought after primary and secondary schooling, this property is sure to also appeal to families with children of various ages. A host of other local amenities are also only minutes away, including Clyde Shopping Centre and Great Western Retail Park, as are local train stations and main bus services, providing direct transport links to Glasgow City and Loch Lomond area.

We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

Any areas, measurements or distances quoted are approximate and floorplans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

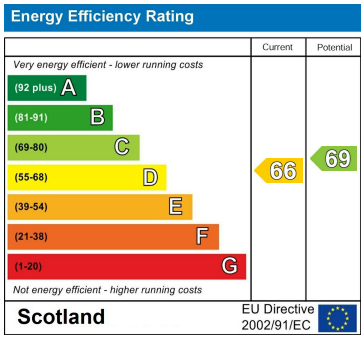
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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