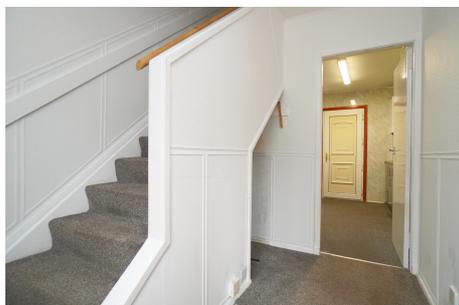




75 Craigs Avenue Failley G81 5LQ
Offers Over £109,000
2 BED TERRACED HOUSE



 **McHugh**
Estate Agents



Features

2 Large Double Bedrooms

Mid Terrace Villa

Elevated open views

Opposite attractive woodland

Externally upgraded (modern render)

Upgraded Double Glazing (2018)

Gas Central Heating (Combi boiler)

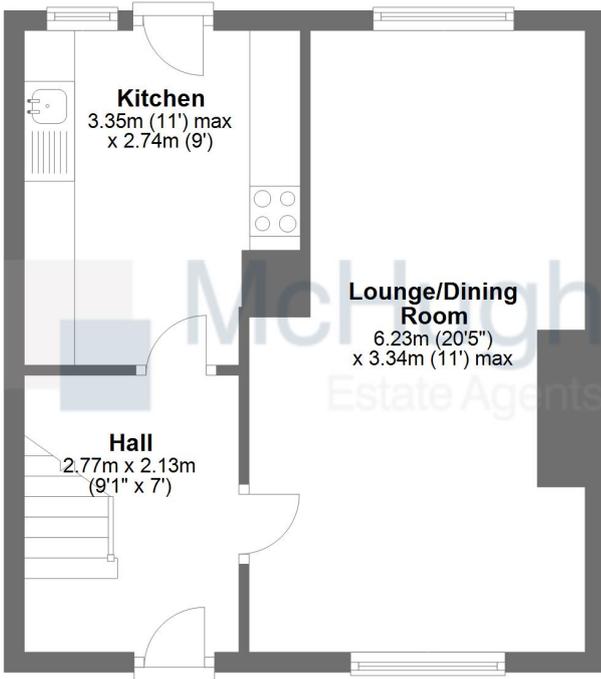
Sought after location



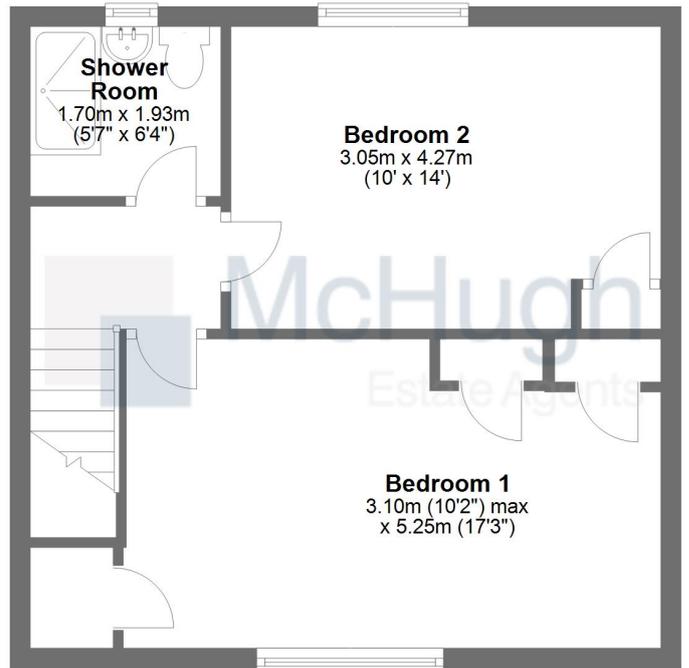
2 BED TERRACED HOUSE

75 Craigs Avenue Faifley G81 5LQ

Ground Floor



First Floor



Total area: approx. 71.7 sq. metres (772.2 sq. feet)

This floorplan has been created for guidance purposes only.
Plan produced using PlanUp.

75 Craigs Avenue Faifley G81 5LQ

Set in the quiet and highly regarded Craigs Avenue, this tastefully presented two bedroom terraced villa offers a family sized home at an attractive price.

The subjects have been finished in a modern roughcast render and sit in an elevated position, enjoying outlooks over woodland to the front.

Accommodation

The ground floor accommodation comprises a welcoming entrance hall which has recessed storage in the stairwell. The bright lounge and dining room has a central fireplace and outlooks to both front and rear. At the rear, the fitted kitchen is finished in grey gloss units and has a door to the rear garden.

The upper floor has a wider footprint than the ground floor and provides two exceptionally spacious double bedrooms, each with plenty of space for bedroom furniture and generous inbuilt storage. The shower room has a low-rise, easily accessible enclosure and an electric shower. There is a large attic storage space.

Heating and Glazing

The property benefits from full gas central heating (combi boiler) and double glazing (installed 2018).

Location

Craigs Avenue is conveniently positioned for easy access to frequent bus services to Clydebank and Glasgow. Train stations at Dalmuir, Clydebank and Bearsden are within a 5-10 min drive. Local amenities including nursery and primary schooling are within walking distance and well stocked convenience stores are within easy reach. The property is within a short drive of the A82 Great Western Road which provides quick access to Glasgow, Erskine Bridge, M8 Motorway and Loch Lomond.

Dimensions

Lounge/Dining Room
6.23m x 3.34m

Kitchen
3.35m x 2.74m

Bedroom 1
3.10m x 5.25m

Bedroom 2
3.05m x 4.27m

Shower Room
1.70m x 1.93m



Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

McHugh Estate Agents

576 Kilbowie Road
Hardgate Cross
Clydebank
G81 6QU

01389 879941
info@mchughestateagents.co.uk