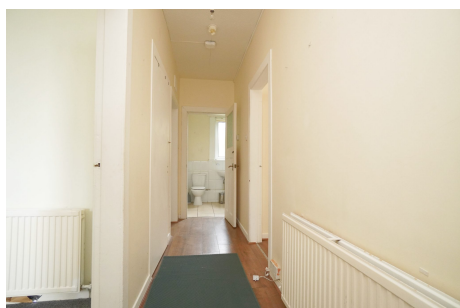




4 Canberra Avenue, Clydebank
Fixed Price £89,995

2 BED FLAT



 **McHugh**
Estate Agents



Features

2 Double Bedrooms

Lower Cottage Flat

Level accommodation

Private front and rear gardens

Preferred Style ground floor flat

Handy for schools, buses and train station

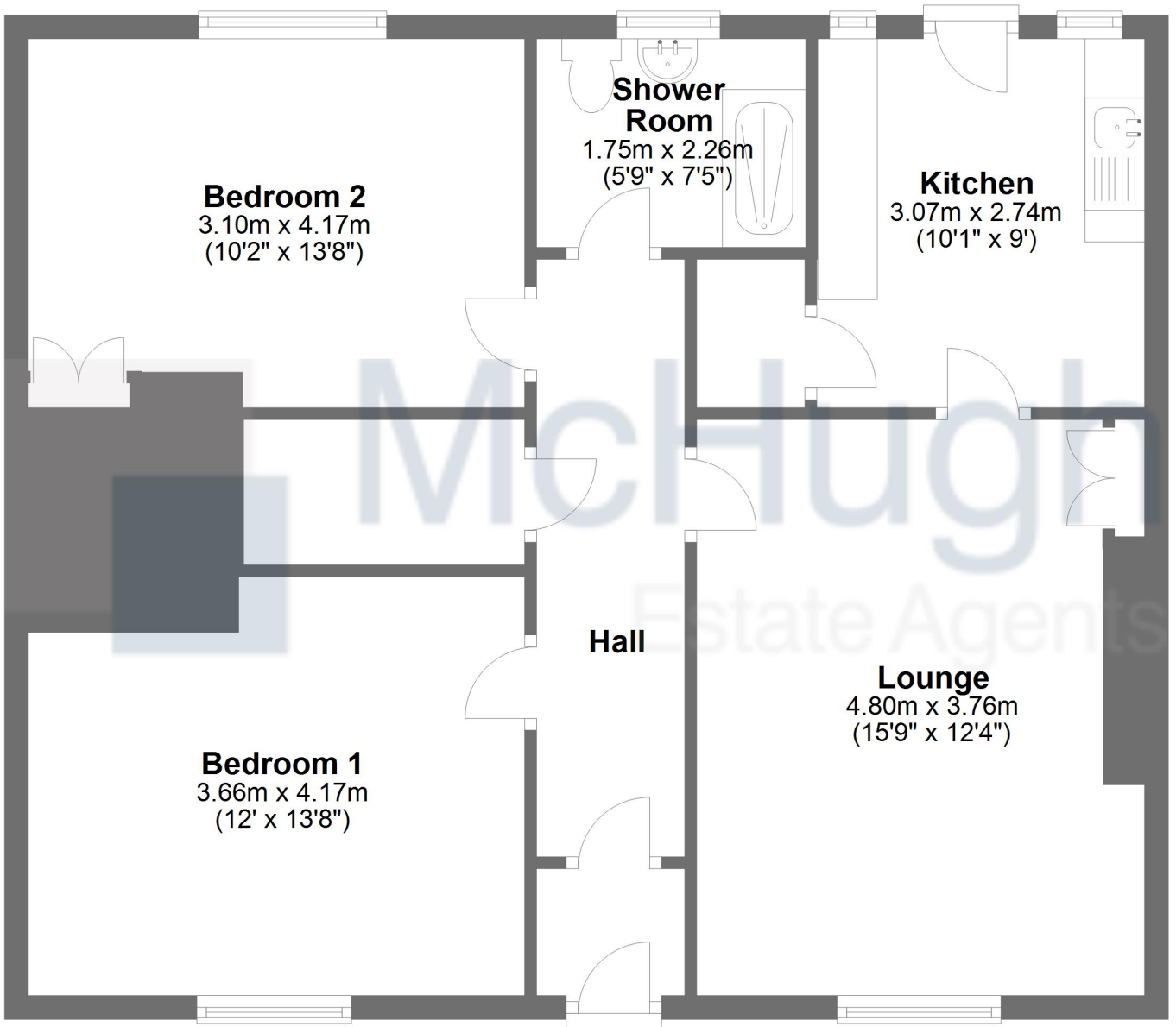
Quick road access to main road network



2 BED FLAT

4 Canberra Avenue, Clydebank

Floor Plan



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

4 Canberra Avenue, Clydebank

This naturally bright two bedroom lower cottage flat provides spacious, all-on-the-level accommodation at a very attractive price.

The property will appeal to young and older generations, as well as buy-to-let investors.

Accommodation

A metal gate leads from the street to the shared pathway and onto the private, paved front garden. The entrance door opens to a vestibule and long hallway, from which the main apartments are accessed. The generous lounge offers space for a range of furniture and is flooded with light from the front. picture window. Off the the lounge is a well proportioned kitchen with a large inbuilt larder cupboard and a door to the private, rear garden. There are two spacious double bedrooms which can comfortably accommodate a variety of bedroom furniture. The shower room is part-tiled and has a double-size, glazed enclosure with a mains mixer shower.

There is further inbuilt storage in the hall and bedroom 2

Gardens

The aforementioned front garden has been landscaped with patio paviours for easy maintenance. At the rear, the suntrap garden is enclosed by border hedging and mainly comprises a level lawn/drying green with a timber shed at the rear.

Heating and Glazing

The subjects have gas central heating and double glazing.

Location

4 Canberra Avenue forms part of a level development built by the local authority in 1930's which remains popular with a wide range of age groups. It is located close to excellent transport and recreation facilities with Dalmuir Park & Golf Course and main line rail stations within a short walk. Road links to Glasgow, Loch Lomond, Greenock and M8 motorway are within easy reach.

SAT NAV REF - G81 4LH

Dimensions

Lounge
4.80m x 3.76m

Kitchen
3.07m x 2.74m

Bedroom 1
3.66m x 4.17m

Bedroom 2
3.10m x 4.17m

Shower Room
1.75m x 2.26m



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.

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