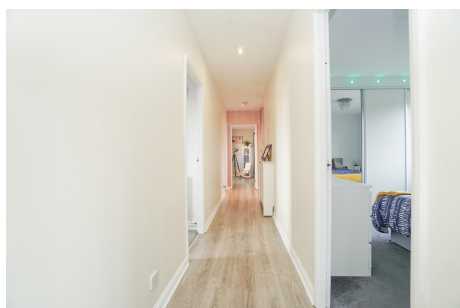




31 Greenwood Quadrant, Linnvale
Offers Over £119,000

3 BED FLAT



 **McHugh**
Estate Agents



Features

3 Double Bedrooms

Spacious Lounge

4 piece Bathroom

Immaculate presentation throughout

Enclosed garden with Summer House

Large Attic Storage Space

5 min walk to train station

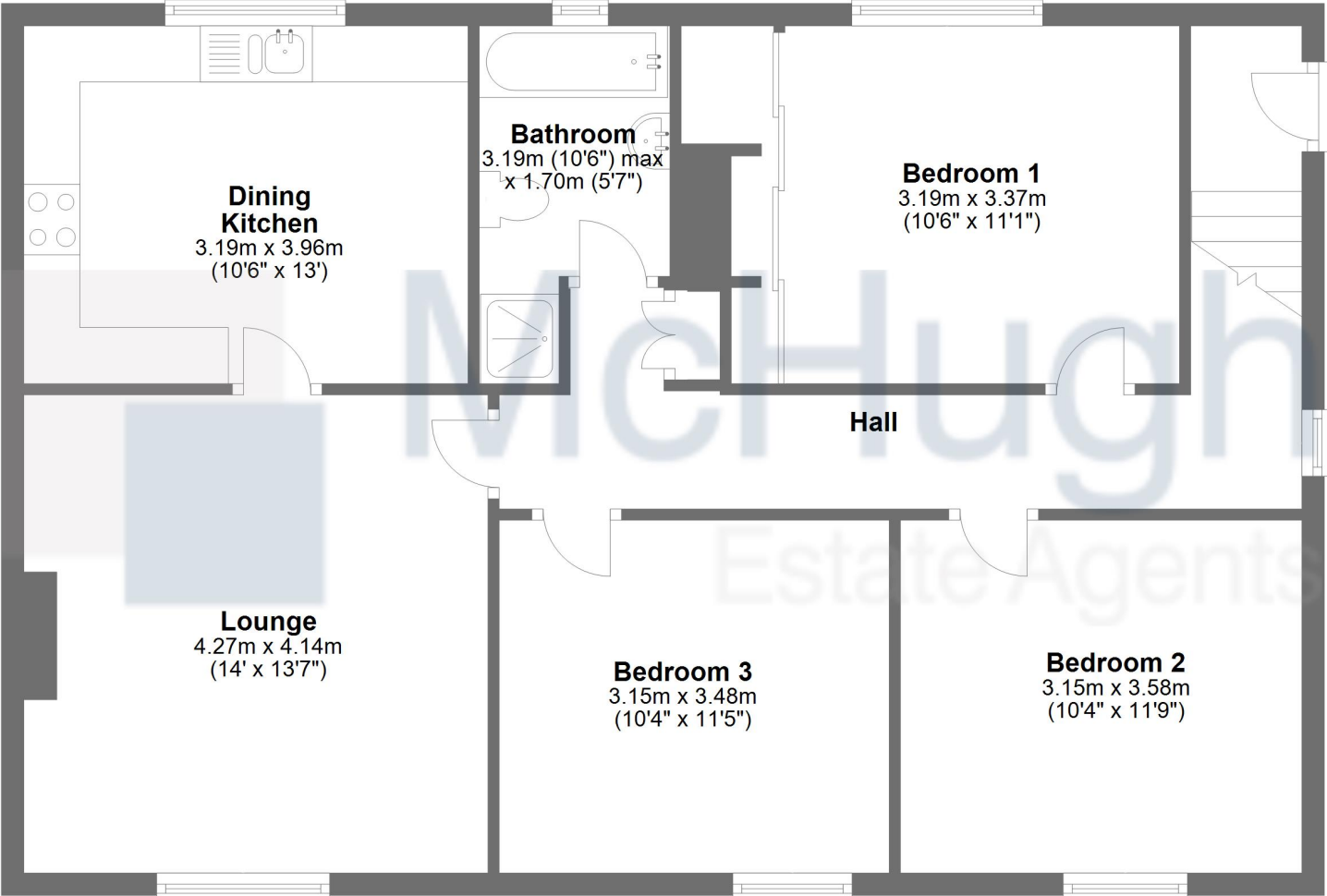
5 min walk to town centre



3 BED FLAT

31 Greenwood Quadrant, Linnvale

Floor Plan



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

31 Greenwood Quadrant, Linnvale

Set within the popular Linnvale district of Clydebank, this exceptionally well presented upper cottage flat provides spacious, family accommodation in walk-in condition. The property benefits from low maintenance gardens and is located within a short walk of primary schooling, The Forth and Clyde Canal and all town centre attractions.

Accommodation

The accommodation comprises a side entrance door and staircase to the upper level where there is a long hallway providing access to the main apartments. The stylish, front-facing lounge is flooded with natural light and enjoys elevated views over the quadrant to the front. The attractive dining kitchen is located off the lounge and provides a range of floor and wall units with room for a family-sized dining table.

There are three well presented double bedrooms and bedroom 1 has deep-set mirror door wardrobes with recessed mood-lighting above. The superb 4 piece bathroom has a modern white suite and a single shower enclosure. There is an inbuilt cupboard in the hall and a ceiling hatch accesses the exceptionally spacious attic.

Gardens

The side garden has a paved pathway with chipstone section adjacent. On the approach to the building there is a synthetic lawn and a metal storage shed. At the rear, the garden has a main section of synthetic lawn with chipstone borders, a timber decked patio and a timber summer house with a power supply.

Heating and Glazing

The property has uPVC double glazing and gas central heating (combi boiler).

Location

Greenwood Quadrant is conveniently positioned just a short walk from Linnvale Primary School and Clydebank town centre where there is a wide variety of shops, eateries and recreational facilities. Clydebank business park and West College are also within easy reach. Frequent bus and rail services to Glasgow and Dumbarton operate within the area.

SAT NAV ref - G81 2RE

Dimensions

Lounge

4.27m x 4.14m

Kitchen

3.19m x 3.96m

Bedroom 1

3.19m x 3.37m

Bedroom 2

3.15m x 3.58m

Bedroom 3

3.15m x 3.48m

Bathroom

3.19m x 1.70m



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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