



25 Cambridge Avenue, Clydebank
Offers Over £185,000
2 BED TERRACED HOUSE



 **McHugh**
Estate Agents



Features

Traditional mid-terrace villa

2 Double Bedrooms

Modern Double Glazing (2022)

Styling Dining Kitchen (installed 2022)

Handy Utility Room

Refitted Shower Room (2022)

Generous low maintenance gardens

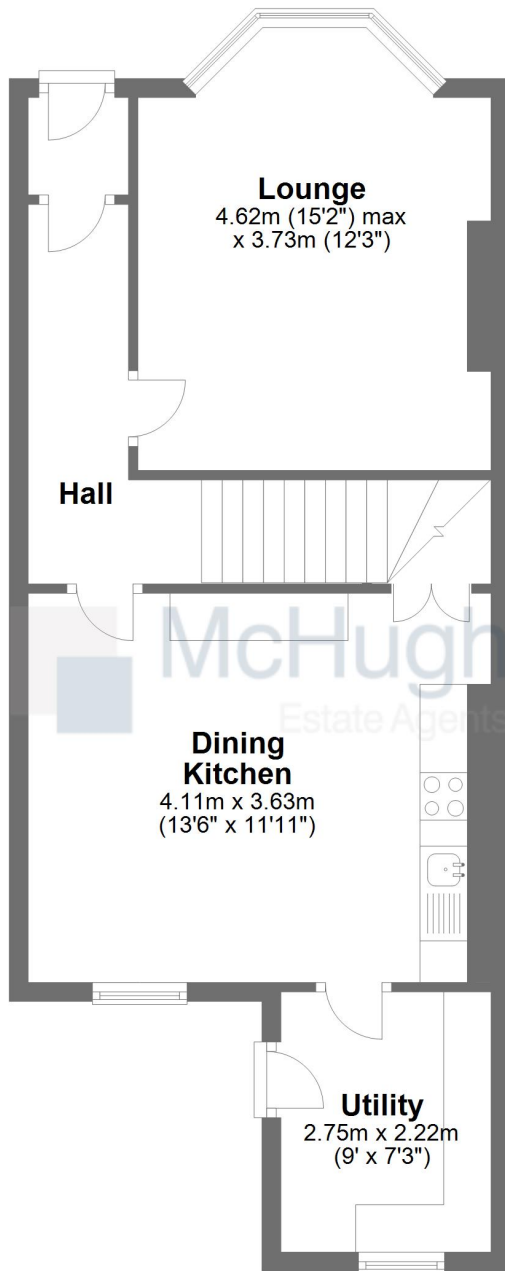
5 min walk to train station & Town Centre



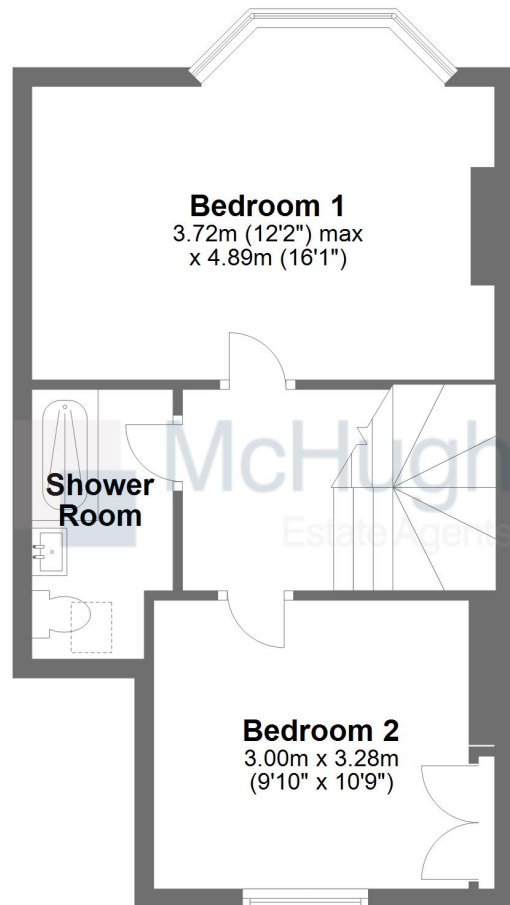
2 BED TERRACED HOUSE

25 Cambridge Avenue, Clydebank

Ground Floor



First Floor



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

25 Cambridge Avenue, Clydebank

Set in a quiet, traditional tree-lined avenue in the heart of the town centre, this charming Victorian villa has been tastefully modernised throughout.

The property was significantly modernised in 2022. Upgrades include contemporary anthracite double glazed windows and doors, a full new central heating system, upgraded electrics, the formation of a superb dining kitchen, a new utility room and a new shower room.

Accommodation

Ground Floor - The entrance door opens to an immediately impressive hallway where herring-bone style flooring leads through all ground floor apartments. The bay-windowed lounge is flooded with natural light and enjoys outlooks to the front. The exceptionally spacious dining kitchen is finished in grey gloss handle-less doors with a contrasting worktop and splashback and a window to the rear offers outlooks to the rear garden. Off the kitchen, a door leads to the plumbed utility room which has a window and door to the fully enclosed rear garden.

Upper Floor - On the upper landing, the attractive area absorbs natural light from the skylight window. The main bedroom is at the front of the property and features a large bay window overlooking the avenue and has a dressing area/study recess. Bedroom two, at the rear of the property, has inbuilt storage and outlooks over the rear garden. The contemporary shower room has detailed tiling, a double-sized shower enclosure and mains mixer shower.

Heating and Glazing

The property has full double glazing and doors. The gas central heating system is powered by an energy efficient Alpha combi boiler.

Location

The property is situated within walking distance of a wealth of amenities on offer in Clydebank, including, the Clyde Shopping Centre, Clydebank business park, West College, train stations, bus services, bars/restaurants and leisure facilities at the new Queen's Quay. The Forth & Clyde Canal is also close to hand, providing a scenic route for walkers/cyclists to Glasgow, Dalmuir (Golden Jubilee Hospital) and the Bowling Basin.

SAT NAV - G81 2JB

Dimensions

Lounge

4.26m x 3.73m

Dining Kitchen

4.11m x 3.63m

Utility

2.75m x 2.22m

Bedroom 1

3.72m x 4.89m

Bedroom 2

3.00m x 3.28m

Shower Room

2.85m x 1.50m



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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