



1/2 13 Crown Avenue, Clydebank  
**Offers Over £49,995**

3 BED FLAT



 **McHugh**  
Estate Agents



## Features

3 Double Bedrooms

First Floor Position

Town Centre Location

General modernisation required

Secure Entrance System

Double Glazing and Gas Central Heating

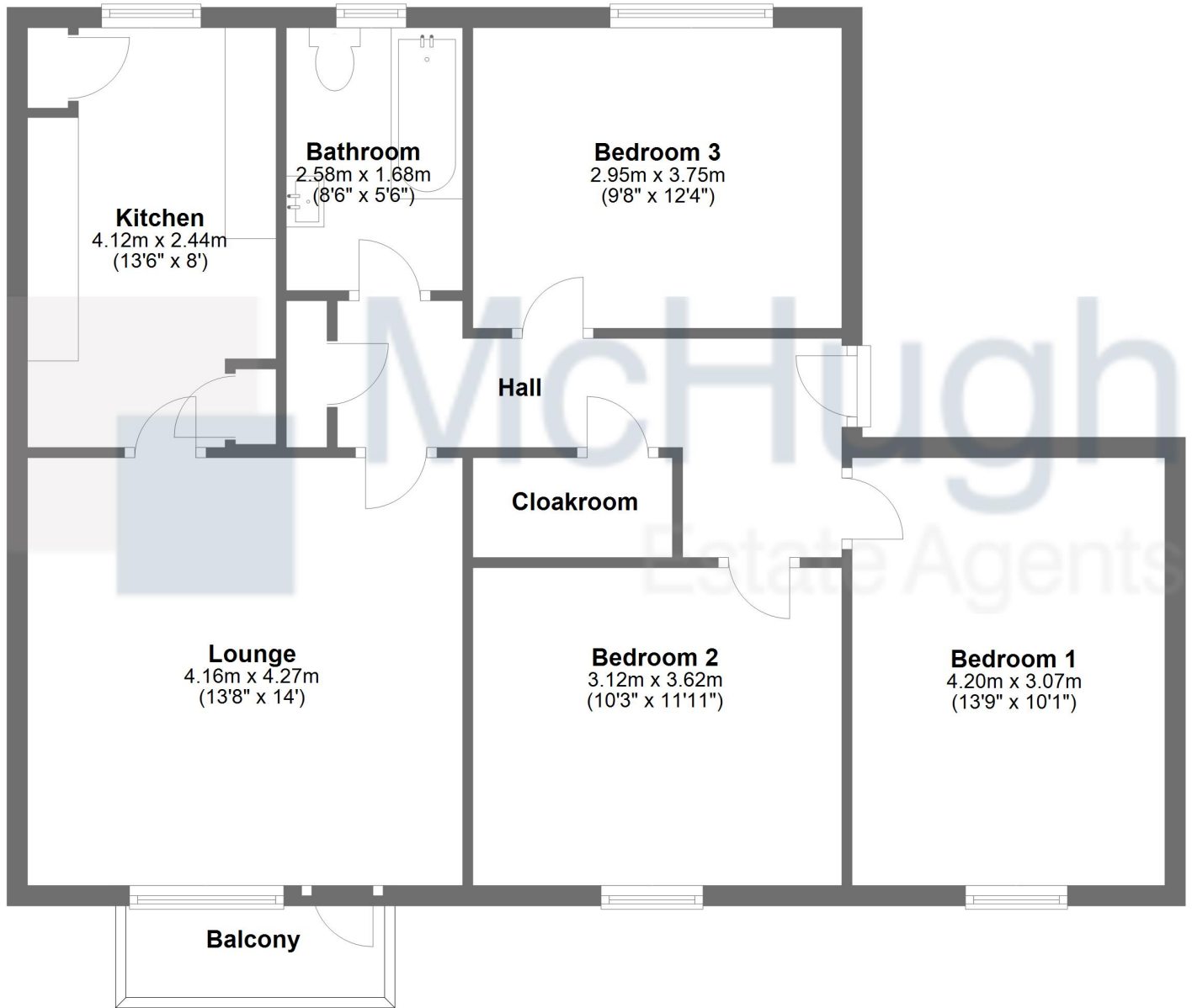
5 min walk to train station & Town Centre



## 3 BED FLAT

1/2 13 Crown Avenue, Clydebank

## Floor Plan



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

# 1/2 13 Crown Avenue, Clydebank

This attractively priced 3 bedroom first floor flat provides family sized accommodation in a town centre location. The property requires general modernisation throughout and will appeal to both the family buyers and buy-to-let investors.

## Accommodation

A secure entrance door accesses the communal hall and stairs. Inside the flat the spacious entrance hall leads to the main apartments and benefits from a large cloakroom/walk-in cupboard. The South facing lounge has space to accommodate a range of furniture options and has a door to the balcony. Off the lounge is the kitchen. There are three well proportioned double bedrooms and a spacious bathroom.

## Storage

Within the flat there is generous inbuilt storage provision in the kitchen and hall. There is also a private cellar space on the ground floor of the building.

## Heating and Glazing

The property has upvc double glazing and gas central heating.

## Gardens

There are communal drying areas at the rear of the building.

## Location

Crown Avenue is located off Kilbowie Road in the heart of the town. It is conveniently placed within walking distance of primary and secondary schooling, shopping facilities, bus and train services. Clydebank business park and West College are also within easy reach.

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## Dimensions

### Lounge

4.16m x 4.27m

### Kitchen

4.12m x 2.44m

### Bedroom 1

4.20m x 3.07m

### Bedroom 2

3.12m x 3.62m

### Bedroom 3

2.95m x 3.75m

### Bathroom

2.58m x 1.68m



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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