



50 Livingstone Street, Clydebank
Offers Over £109,000

3 BED FLAT



 **McHugh**
Estate Agents



Features

3 Double Bedrooms

Lower Cottage Flat

Private front and South facing rear gardens

Dining Kitchen

Walking distance to Town Centre

All on the level accommodation

2 minutes walk to Primary Schooling

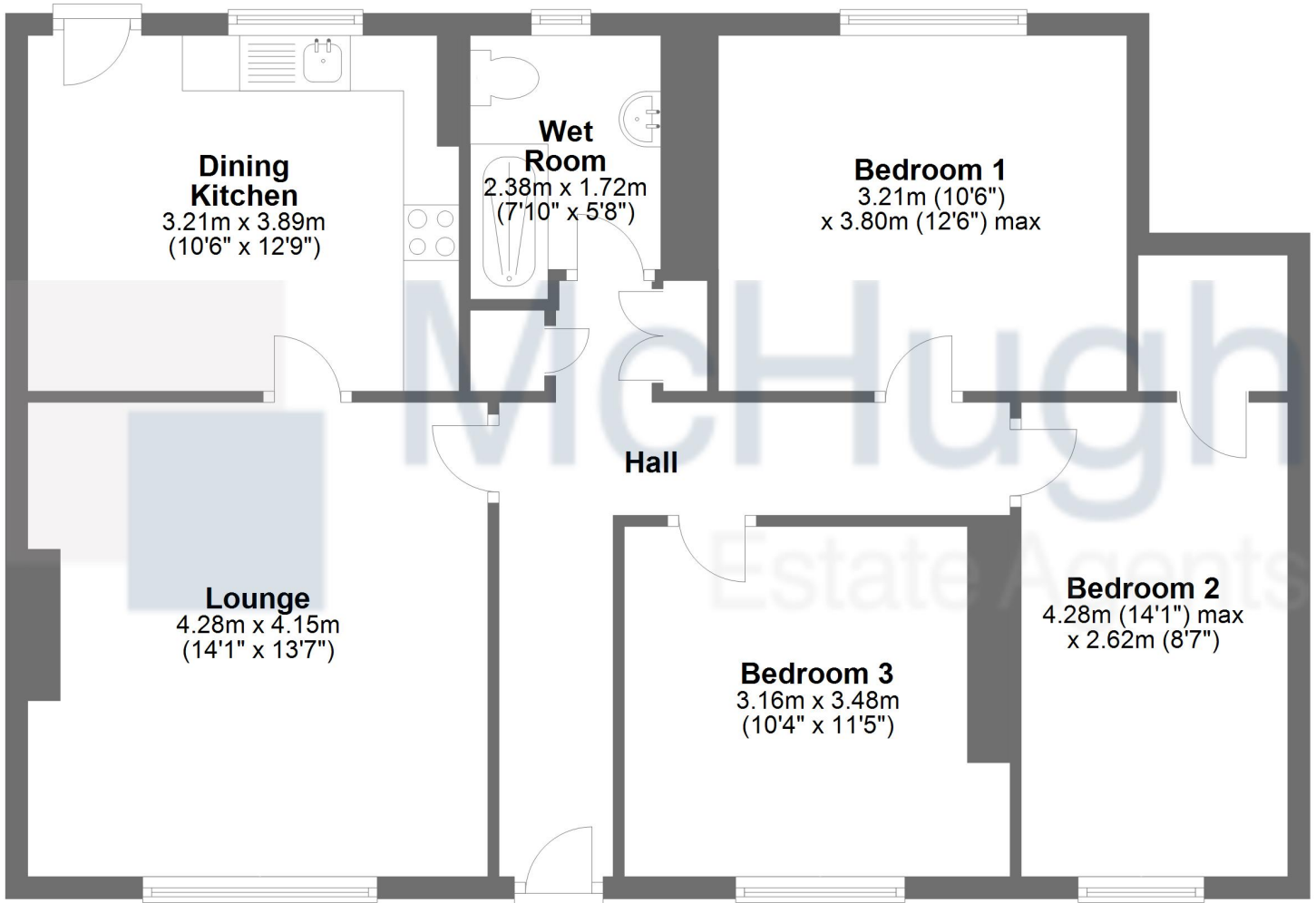
A generous long-term home



3 BED FLAT

50 Livingstone Street, Clydebank

Floor Plan



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

50 Livingstone Street, Clydebank

Set within the popular Linnvale district of Clydebank, this well presented lower cottage flat provides spacious, family accommodation at an attractive price. The property benefits from a large South facing rear garden and is located within a short walk of primary schooling, The Forth and Clyde Canal and all town centre attractions.

Accommodation

The central entrance door opens to the L-shaped hallway. To the front of the property, the generous lounge is tastefully presented and has outlooks to the front garden. Off the lounge, the dining kitchen has a variety of wall and floor units and a door opens to the large rear garden.

There are three well presented double bedrooms in this property, each of which have ample space for freestanding furniture. Bedroom 2 benefits from a deep inbuilt storage cupboard. The original bathroom has been changed to a wet room for mobility purposes and could easily be reconfigured to accommodate a bath suite again if required.

Gardens

The enclosed front garden provides a central pathway with lawn sections on either side. At the rear, the generous garden is South facing and mainly laid to lawn with the exception of two paved patio areas.

Heating and Glazing

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

Location

50 Livingstone Street 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 2QT

Dimensions

Lounge - 4.28m x 4.15m

Kitchen - 3.21m x 3.89m

Wet Room - 2.38m x 1.72m

Bedroom 1 - 3.21m x 3.80m

Bedroom 2 - 4.28m x 2.62m

Bedroom 3 - 3.16m x 3.48m



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