



CLYDEBANK
Estate & Letting Agents

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REFERENCE
8853

PRICE
Offers over £54,955

SELLER
Clients of Clydebank Estate & Letting Agents

PROPERTY ADDRESS
48/4 Craigielea Road, Duntocher, G81 6HT

Property Misdescriptions Act: Please note that these particulars are prepared by us on the basis of information provided to us by our client. We have not tested the electrics, Fixtures, fittings or other appliances that may be within the property, including the Central Heating. Prospective purchasers can make their own enquiry.

VIEWING
By appointment only: Please contact our office at: 48 Kilbowie Road, Clydebank on 0141 952 9988.

YOUR NEXT MOVE

MORTGAGES
If you require mortgage advice please contact our office and a member of staff can assist you further with this.

SOLICITORS
We can provide preferential solicitor fees through our relationship with local solicitors.

MARKET APPRAISALS
To enable you to ascertain your own purchasing power we offer a FREE valuation service. Please contact 0141 952 9988

MONEY LAUNDERING
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

OFFERS
All offers and intimations of interest to:-
Tel: 0141 952 9988 Fax: 0141 952 2622

**48/4 Craigielea Road
Duntocher
G81 6HT**

Offers over £54,955

Clydebank Estate & Letting Agents proudly offer to market this well presented TWO bedroom, first floor flat within the Craigielea Road area of Clydebank.

The property is marketed with a sitting tenant in place and a current monthly rental income of £395. Please note this is due increase to approx £450.00. This is a perfect property for a first time buyer or an investor looking to add to their portfolio and early viewing is highly recommended.



Property Information

The property is accessed via a welcoming entrance hallway leading to all rooms. The lounge is spacious and bright with single door access to the balcony. The kitchen comprises a combination of wall and floor mounted units with contrasting worktop, freestanding oven and space for additional appliances. Both double bedrooms are bright and airy and have been freshly decorated throughout in neutral shades. The family bathroom comprises a modern

Room Sizes

Lounge: 4.32x4.22

Kitchen: 4.06x2.19

Master Bedroom: 4.10x3.08

Bedroom Two: 4.23x2.44

Bathroom: 2.44x1.61

Location

Duntocher provides easy access to A82 commuter route to Glasgow City Centre, Glasgow Airport and Loch Lomond. Bus and Rail Links locally provide access to Glasgow City Centre, Edinburgh, Helensburgh and Balloch. Great Western Retail Park and Clydebank Shopping Mall are a short journey away.

