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<b>REFERENCE</b> 8867	<b>YOUR NEXT MOVE</b>
<b>PRICE</b> Offers over £109,995	<b>MORTGAGES</b> If you require mortgage advice please contact our office and a member of staff can assist you further with this.
<b>SELLER</b> Clients of Clydebank Estate & Letting Agents	<b>SOLICITORS</b> We can provide preferential solicitor fees through our relationship with local solicitors.
<b>PROPERTY ADDRESS</b> 58 Dickens Avenue, Clydebank, G81 3EN	<b>MARKET APPRAISALS</b> To enable you to ascertain your own purchasing power we offer a FREE valuation service. Please contact 0141 952 9988
<b>Property Misdescriptions Act:</b> 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.	<b>MONEY LAUNDERING</b> 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.
<b>VIEWING</b> By appointment only: Please contact our office at: 48 Kilbowie Road, Clydebank on 0141 952 9988.	<b>OFFERS</b> All offers and intimations of interest to:- Tel: 0141 952 9988 Fax: 0141 952 2622



**CLYDEBANK**  
Estate & Letting Agents



**58 Dickens Avenue  
Clydebank  
G81 3EN**

**Offers over £109,995**



Clydebank Estate & Letting Agents proudly offer to market this well presented **THREE** bedroom, upper cottage flat within the popular Dickens Avenue area of Clydebank.

This property is sure to attract attention and early viewing is highly recommended.



## Property Information

The property is accessed via an internal staircase and welcoming entrance hallway leading to all rooms. The lounge, situated to the front, is spacious and bright with large window and feature fireplace. The kitchen comprises a combination of wall and floor mounted units with large dining area. There are three **LARGE** spacious double bedrooms. The bathroom comprises a modern three piece suite with shower over the bath.

## Room Sizes

Lounge: 14.1m x 12.7m

Kitchen: 12.7m x 10.7m

Master Bedroom: 12.7m x 10.6m

Bedroom Two: 11.6m x 10.5m

Bedroom Three: 11.9m x 10.5m

Bathroom: 6.9m x 5.6m

## Location

Dickens Avenue is a popular residential area within easy reach of all local amenities, schooling and public transport links.

The A82 and Erskine Bridge and only a short distance away making this a perfect location for any commuter.

