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**REFERENCE**  
8587

**PRICE**  
Offers over £124,995

**SELLER**  
Clients of Clydebank Estate & Letting Agents

**PROPERTY ADDRESS**  
44 Foswell Drive, Drumchapel, G15 8JF

**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



**CLYDEBANK**  
Estate & Letting Agents



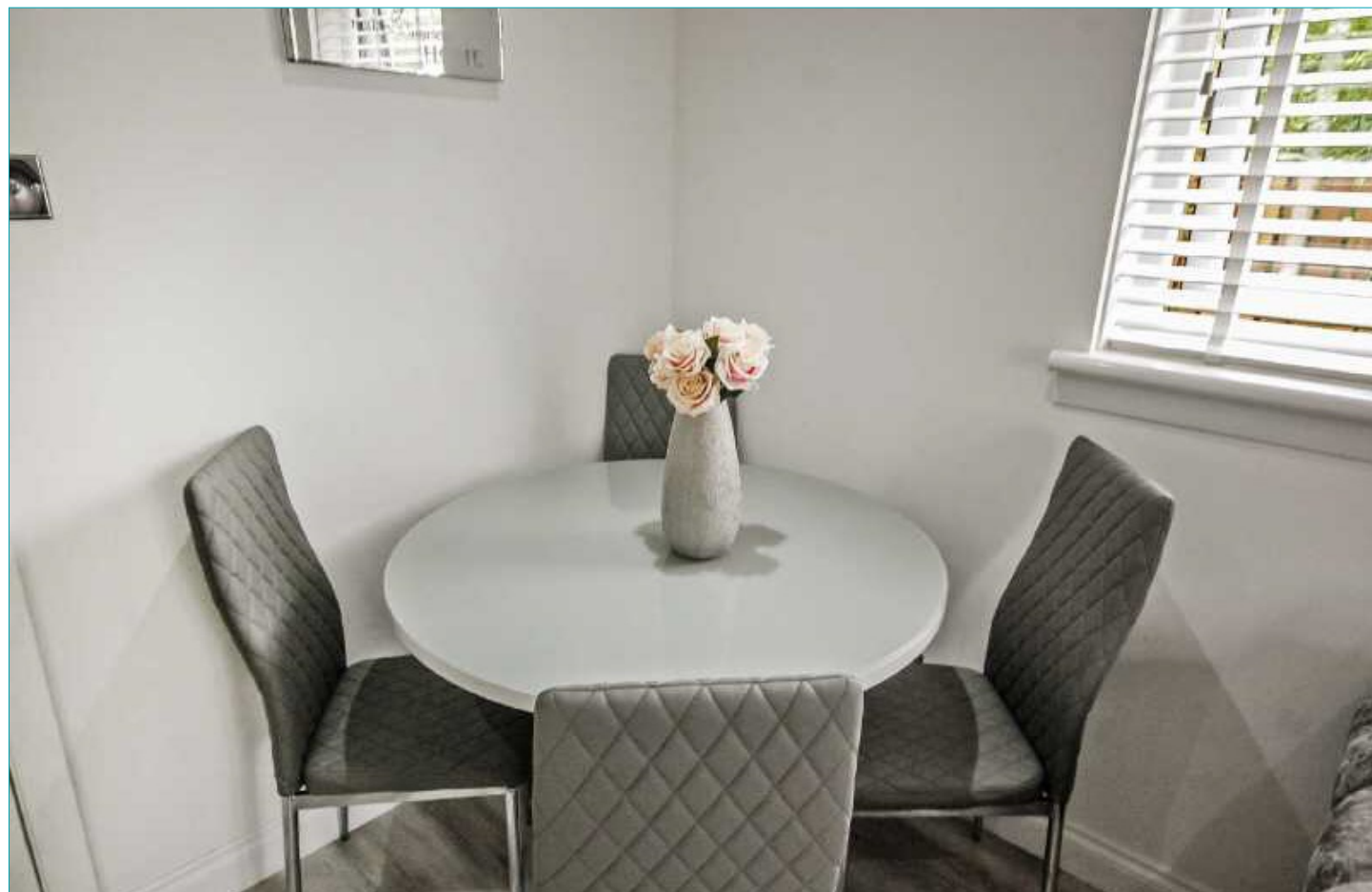
**44 Foswell Drive  
Drumchapel  
G15 8JF**

**Offers over £124,995**



Clydebank Estate & Letting Agents proudly offer to market this immaculately presented and sought after TWO bedroom modern lower cottage flat.

The property is offered in show home condition and has been extensively upgraded throughout. Early viewing is highly recommended.



## Property Information

The property is accessed via a welcoming reception hallway leading to all rooms. The lounge to the front of the property is spacious and bright and has been freshly and neutrally decorated. Two large feature windows with bespoke fitted blinds creates a bright and airy space. A projector has been installed with recessed electric projector screen, hidden from view when not in use. The kitchen has been recently upgraded to include a combination of wall and floor mounted minimalist white units with integrated oven, hob and hood. The newly fitted boiler is housed within the kitchen. The master bedroom is a beautiful space with large feature window overlooking the private garden. The smaller second bedroom is also quietly situated to the rear. The family bathroom comprises a modern three piece white suite with shower over the bath and full height wet wall. There is ample storage throughout.

## Room Sizes

Lounge: 4.87m x 4.47m

Kitchen: 2.96m x 2.31m

Master Bedroom: 2.90m x 2.84m

Bedroom Two: 3.90m x 2.05m

## Location

Foswell Drive, Drumchapel is located on the edge of Glasgow and is a popular location for commuters into the city. Easy access to Great Western Road provides access to Glasgow City Centre within 15 minutes by car or public transport. Furthermore, it has local shopping and schooling readily available and the popular Great Western Retail Park is only moments away. There are also excellent facilities for sport and leisure within the vicinity.

