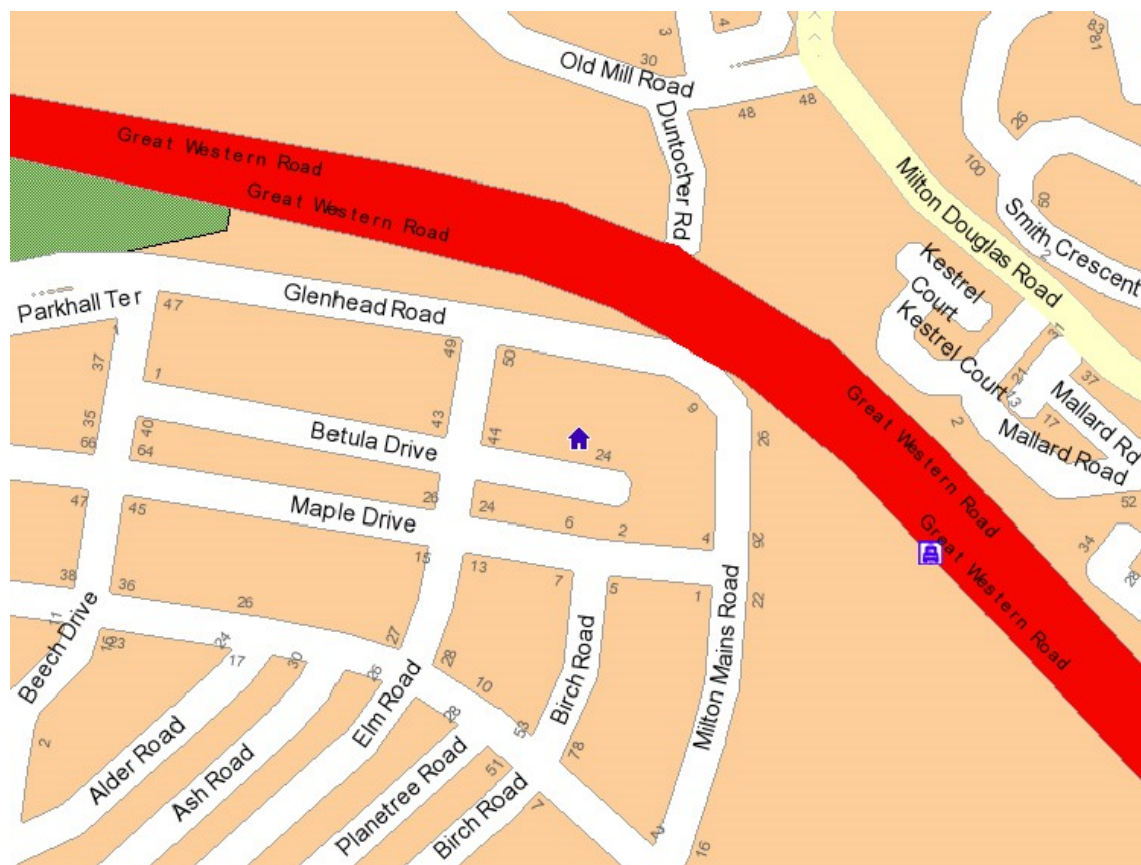




CLYDEBANK
Estate & Letting Agents



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REFERENCE
8940

PRICE
Offers over £124,995

SELLER
Clients of Clydebank Estate & Letting Agents

PROPERTY ADDRESS
21 Betula Drive, Parkhall, Clydebank, G81 3SA

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



**21 Betula Drive
Parkhall
Clydebank
G81 3SA**

Offers over £124,995

Clydebank Estate & Letting Agents proudly offer to market this immaculately presented TWO bedroom, lower cottage flat in the sought-after Betula Drive area of Parkhall, Clydebank. The property has been extensively upgraded and modernised throughout and is presented in genuine move-in condition. Early viewing is highly recommended in order to fully appreciate the standard of accommodation on offer.



Property Information

The property is accessed via an internal entrance hallway providing access to all accommodation. The lounge is spacious and bright with large feature window, flooding the room with natural light. The kitchen has been recently upgraded to include a combination of floor and wall mounted units and stunning breakfasting bar area. Both double bedrooms are freshly decorated with the added benefit of fitted wardrobe space. The family bathroom has again been renovated to a high standard to include a modern three-piece suite with shower over the bath with beautiful tiles, a low energy automatic extractor fan & towel radiator. The property further benefits from gas central heating and a serviced boiler, new double glazing throughout and large, secure, private garden grounds laid mainly to lawn with mature hedge surround.

This property has been maintained and upgraded to a high standard throughout

Room Measurements

Hallway 12' 4" x 4' 2" (3.76m x 1.27m)
Lounge 15' 2" x 11' 8" (4.62m x 3.56m)
Kitchen 8' 8" x 7' 5" (2.64m x 2.26m)
Bedroom one 12' 11" x 11' 4" (3.94m x 3.45m)
Bedroom Two 12' 11" x 10' 1" (3.94m x 3.07m)
Bathroom 7' 3" x 6' 8" (2.21m x 2.03m)

Location

Betula Drive, Is located in Parkhall. A short distance from nearby parks, schooling and local amenities which include Dalmuir Golf Club and railway station providing a frequent service to Glasgow and further afield. There are also nearby connections to both Dumbarton Road and Great Western Road which lead East towards Glasgow City Centre and West, in the direction of Loch Lomond and the Erskine Bridge.

