



**CLYDEBANK**  
Estate & Letting Agents

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**REFERENCE**  
8962

**PRICE**  
Offers over £69,995

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

**PROPERTY ADDRESS**  
1/1, 45 Glasgow Road, Hardgate, Clydebank, G81 5PJ

**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

**1/1, 45 Glasgow Road  
Hardgate  
Clydebank  
G81 5PJ**

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Clydebank Estate & Letting Agents proudly present to market this spacious ONE bedroom, first floor flat within the popular Hardgate area of Clydebank.



## Property Information

The property is accessed via an L-shaped entrance hallway leading to all rooms. The lounge, to the front of the property, is extremely spacious with traditional bay window feature and bedroom off. The dining kitchen is a fantastic space with built in window seat and ample space for a large dining table. The kitchen itself comprises a combination of wall and floor mounted units with integrated oven and electric hob, freestanding fridge freezer and washing machine. The

## Room Sizes

Lounge: 4.71m x 3.15m

Dining Kitchen: 5.55m x 3.10m

Bedroom: 5.45m x 3.18m

Shower Room: 2.31m x 1.93m

## Location

Hardgate, Clydebank is situated between Glasgow City Centre and Loch Lomond offering a prime location for country and city life. Road links including A82, M8 and Erskine Bridge are easy accessible offering access to Glasgow, Edinburgh and Loch Lomond.

