



**CLYDEBANK**  
Estate & Letting Agents

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**REFERENCE**  
8966

**PRICE**  
Offers over £79,995

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

**PROPERTY ADDRESS**  
18, G1 Burns Street, Clydebank, G71 4BN

**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



**18, G1 Burns Street  
Clydebank  
G71 4BN**

**Offers over £79,995**

Clydebank Estate & Letting Agents proudly present to market this spacious THREE bedroom, ground floor flat within the central Dalmuir area of Clydebank.

The property is brought to market with a sitting tenant and represents a fantastic opportunity for an investor looking to add to their rental portfolio.



## Property Information

The property is accessed via a spacious entrance hallway leading to all rooms. The spacious L-shaped lounge has been freshly and neutrally decorated with feature fireplace and traditional bay window. The kitchen comprises a combination of wall and floor mounted units with freestanding gas oven, washing machine and fridge. The master bedroom is double in size and has been freshly decorated with large window. The second bedroom is quietly situated to the rear and would make a perfect children's bedroom. The third bedroom is currently utilised as a store but would make a perfect single bedroom, situated to the front of the property. The family bathroom comprises a modern three piece suite with shower over the bath and fitted vanity units.

The property further benefits from gas central heating and double

## Room Sizes

Lounge: 5.84m x 3.13m

Kitchen: 3.31m x 3.23m

Master Bedroom: 3.92m x 2.50m

Bedroom Two: 4.41m x 2.07m

Bedroom Three: 3.90m x 1.94m

Bathroom: 1.93m x 1.50m

## Location

Burns Street, Dalmuir, Clydebank is within walking distance of The Golden Jubilee Hospital, The Beardmore Hotel and Clydebank Shopping Centre. Local train and bus routes to Glasgow and Loch Lomond are within walking distance. Glasgow City Centre and Glasgow Airport are easy accessible from this property.

