



[www.rightmove.co.uk](http://www.rightmove.co.uk) [www.zoopla.co.uk](http://www.zoopla.co.uk)  
[www.clydebankestateagents.net](http://www.clydebankestateagents.net)

48 Kilbowie Road  
Clydebank  
G81 1TH  
TEL: 0141 952 9988  
FAX: 0141 952 2622

Email: [cestateagents@btconnect.com](mailto:cestateagents@btconnect.com)

**REFERENCE**  
8917

**PRICE**  
Offers over £69,995

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

**PROPERTY ADDRESS**  
2/1, 40 Belsyde Avenue, G15 6AS

**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



**2/1, 40 Belsyde Avenue  
G15 6AS**

**Offers over £69,995**

Clydebank Estate & Letting Agents proudly present to the market this TWO bedroom, second floor apartment in Belsyde Avenue, Drumchapel.

This property offers a fantastic opportunity for a first time buyer but will equally appeal to an investor looking to add to their rental portfolio.



## Property Information

The property is accessed via an entrance hallway leading to all rooms. The spacious and bright lounge is a fantastic space with access to a small balcony. The kitchen comprises a combination of wall and floor mounted units with contrasting worktop and splash-back tiling as well as freestanding gas oven, washing machine and fridge freezer. There are two bright and spacious double bedrooms. The family bathroom comprises a modern three-piece white suite with

## Room Sizes

Lounge - 4.74M x 3.79M

Kitchen - 3.24M x 2.52M

Bedroom 1 - 4.57M x 3.59M

Bedroom 2 - 4.08M x 2.63M

Bathroom - 2.88 x 1.77M

## Location

Located off Drumchapel Road via Glenkirk Drive, Belsyde Avenue, is well placed close to all local amenities. Drumchapel Train Station is just .3 of a mile away by foot. The many and varied amenities of Great Western Retail Park are also within easy reach. There is a regular bus service available on Glenkirk Drive. The city centre is just some six miles away via the A814.

