

Vanguard Street | | Clydebank | G81 2NA

## Offers Over £85,000

moving

ESTATE AGENTS

Moving Estate Agents are delighted to welcome to the market Vanguard Street.

A three-bedroom upper cottage flat in true walk-in condition.

Property Description
This immaculately presented upper cottage flat in the Clydebank area offers excellent accommodation, all on one level. It is clear the current owners have spent a lot of time and effort creating this exceptional family home.

The accommodation on offer extends to a welcoming reception hallway with stairs from the main door. The bright and airy lounge can be found at the front of the property, with open outlooks giving lots of natural light. From the lounge to the rear of the property, open to the lounge, is the modern kitchen, which has a range of floor and wall-mounted storage units and contrasting worktops with a breakfasting island. From the hall there are three good-sized bedrooms, with the main bedroom facing the front, having open outlooks and also giving lots of natural light. Finishing the accommodation is the modern family shower room with a double walk-in shower, WC, and basin vanity.

The property further benefits from, Gas Central Heating, Double Glazing, private professionally landscaped, staged rear garden with a decking area and low-maintenance Astro turf grass. The property also benefits from a chipped and paved drive giving off-street parking.

Clydebank itself provides an array of local amenities. Including supermarkets, shops, bars, restaurants, and transport links. A regular bus route provides access to Glasgow's West End and Glasgow City Centre.

The A82 and M8 networks are also nearby, leading to surrounding locations such as Loch Lomond and Glasgow International Airport.

Whilst we endeavour to provide as accurate information as possible our particulars are for reference only and should not form part of any contract or offer. Measurements are taken at the widest points and our floor plans may not be exactly to scale.

Please refer to the sellers commissioned professional Home Report for further information and all Material Facts as to the Property. The Home Report (Property Questionnaire) will indicate to the best of the seller's knowledge as to the supplied services to the property. Council Tax Band, Gas & Electricity. planning proposals and any associated risks to the property can be found here.









