

22B Craighbanzo Street

CLYDEBANK, G81 5BT



A well-presented four-bed ground-floor maisonette in Clydebank



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McEwan Fraser Legal is delighted to present 22B Craighbanzo Street to the market. This spacious and versatile ground-floor maisonette offers superb accommodation, perfect for growing families, first-time buyers, or professionals seeking a well-connected and convenient location. With three generously sized double bedrooms, a box room, a stylish downstairs WC, an upgraded kitchen with a separate dining area, a bright living room, an upstairs bathroom, and the added benefit of free street parking, this home is designed to meet the needs of modern living.

THE LIVING ROOM



Upon entering, you are welcomed into a bright and spacious hallway, thoughtfully designed with ample storage. The hallway provides convenient access to the recently modernised downstairs WC, the kitchen and dining area, and the generously sized living room.

The living room is a highlight of the property, featuring a newly installed media wall that adds both style and practicality. Large windows flood the space with natural light, creating a bright and inviting atmosphere perfect for relaxing or entertaining.

THE KITCHEN



The kitchen, accessed from the hallway or the dining area, is both stylish and functional, offering ample worktop and storage space, along with freestanding appliances. The dining area, conveniently located adjacent to the kitchen, is ideal for family meals and gatherings.

THE DINING ROOM



THE SHOWER ROOM





Heading upstairs, the landing provides access to three generously sized double bedrooms, a single bedroom, and the modern family bathroom, which was renovated two years ago. The single room offers an ideal space for a home office. The master bedroom is particularly impressive, offering excellent proportions, abundant natural light, and a fitted wardrobe. Bedrooms two and three are also bright and spacious.

THE BATHROOM



BEDROOM 1



BEDROOMS 2 & 3



Externally, the property features both front and back gardens, offering a combination of private outdoor spaces and a shared communal garden at the rear. The back garden is enhanced by a private decking area.

The property is ideally located within walking distance of local shops, schools, and public transport links, with easy access to motorway routes, making it perfect for commuting.

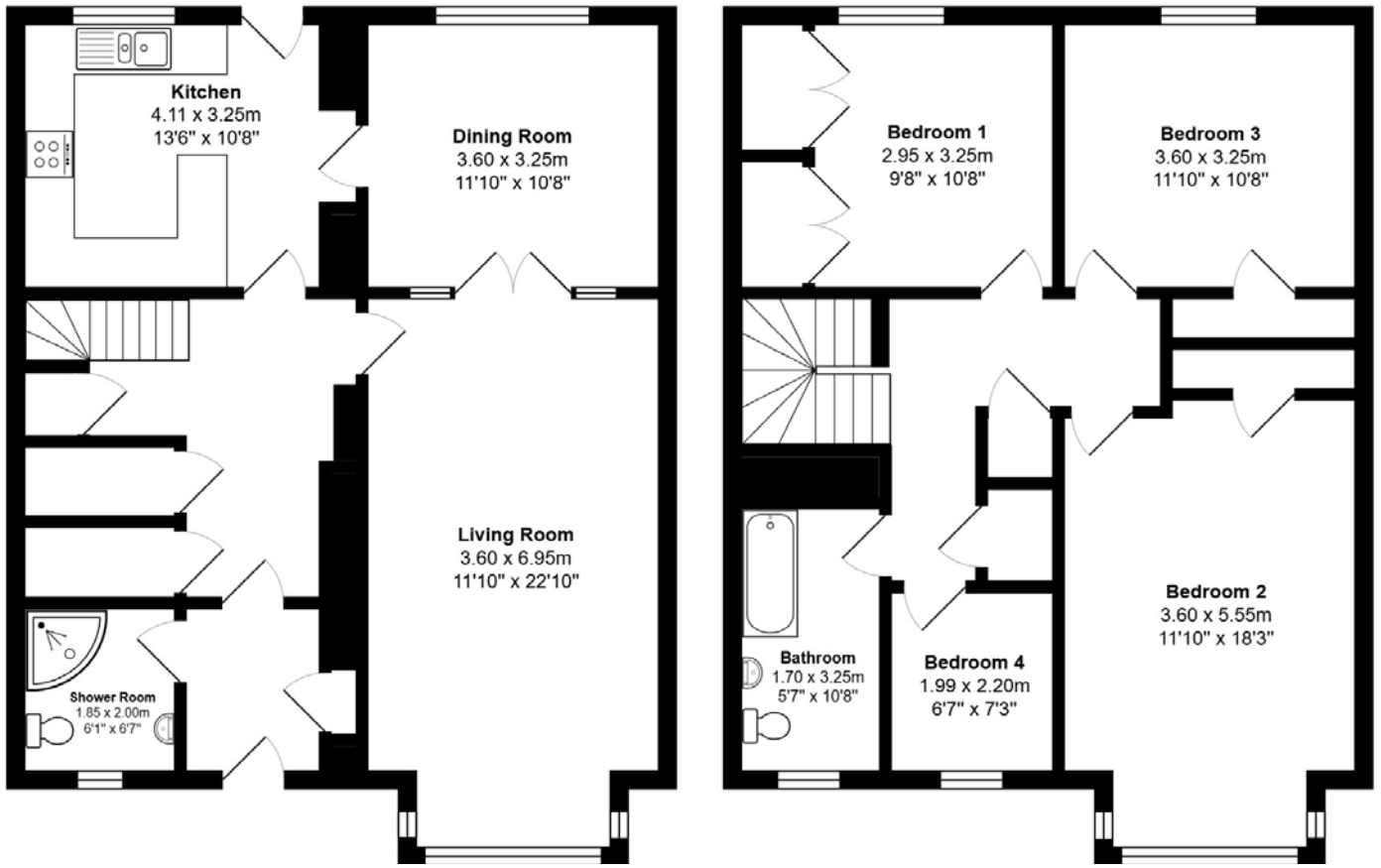
EXTERNALS



Key Features:

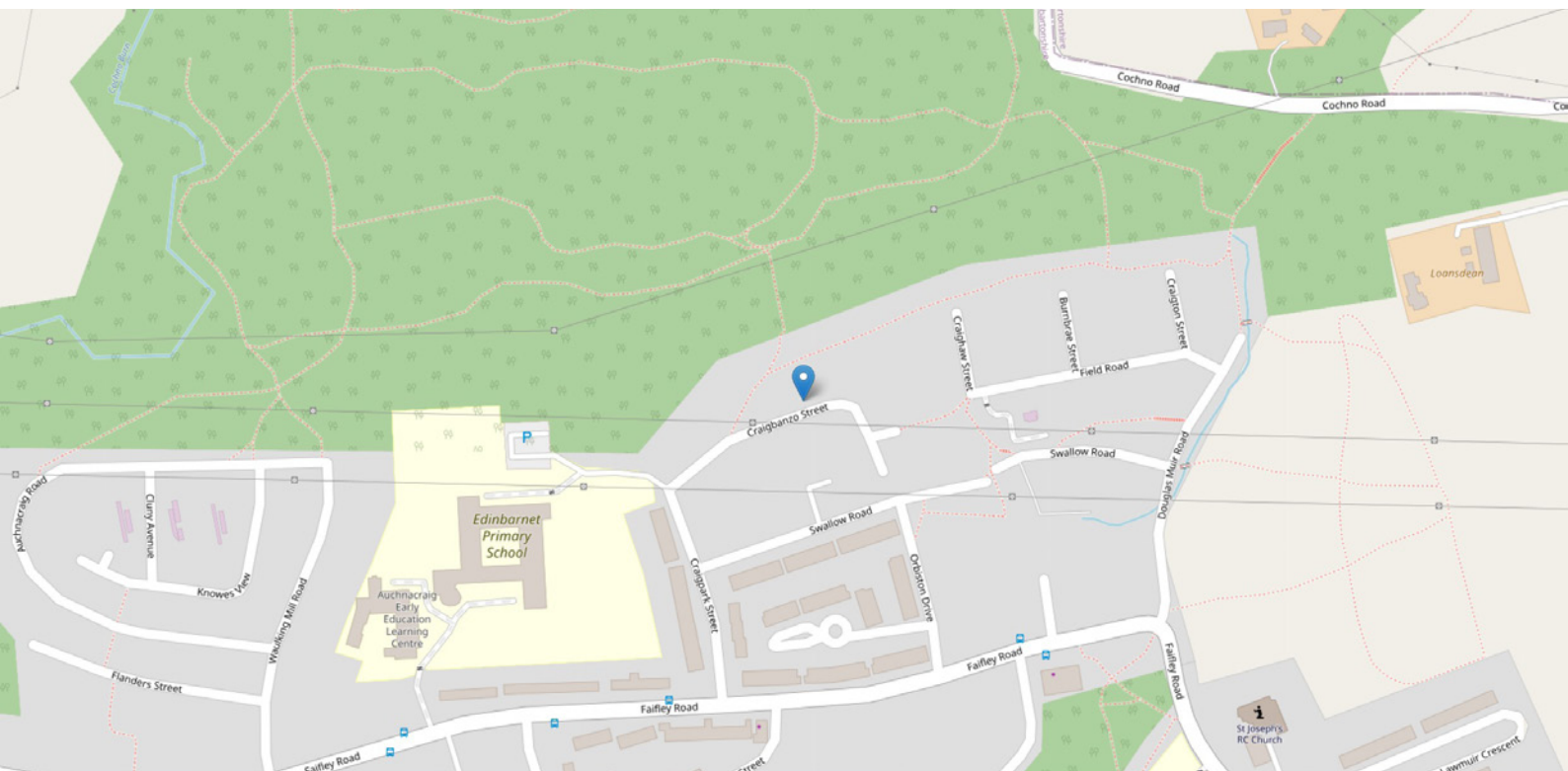
- New Media Wall
- Triple Glazing
- Ample Storage
- Street Parking
- Excellent Transport Links
- Gas Central Heating

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 143m² | EPC Rating: B



THE LOCATION

Within walking distance are good local amenities, including shops, cafes, bars and restaurants, with a number of retail parks and shopping centres also easily accessible. A short drive takes you to Bearsden and Milngavie, with their boutique and supermarket shopping. The ever-popular 'Goldenhill Park' is within a very short stroll.





There are also excellent road and rail links in the area. Within a short drive, the Erskine Bridge gives commuters speedy connections to the M8 for Greenock, Paisley, Glasgow Airport, Glasgow City Centre and the M77 for the Ayrshire coast and Prestwick Airport.



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