

Flat 2, 5 Craighaw Street

FAIFLEY, CLYDEBANK, WEST DUNBARTONSHIRE, G81 5BU



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



0141 404 5474

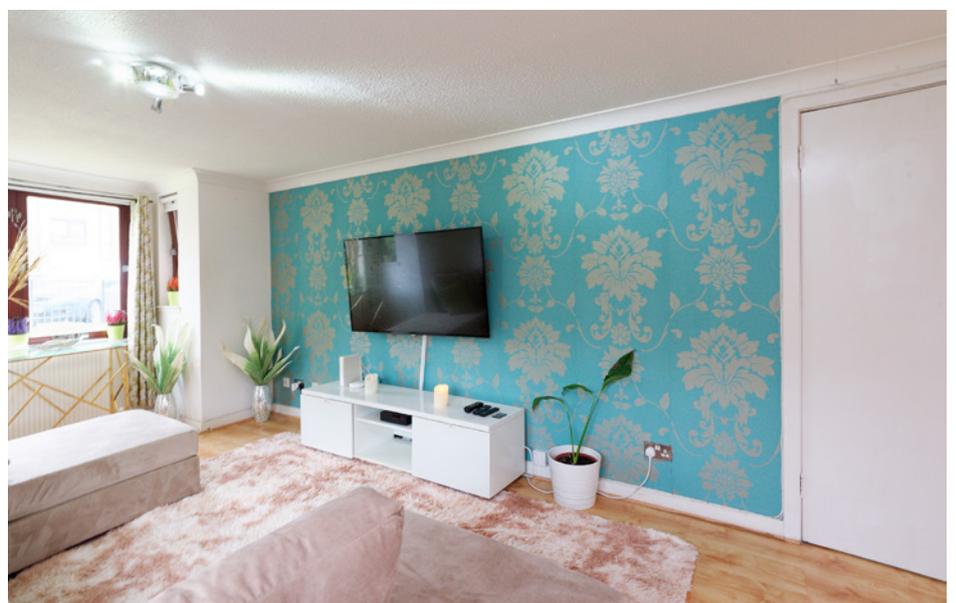


www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

Deceptively spacious 4 bed split level main door flat in a popular pocket of Clydebank



We are delighted to offer to the market this deceptively spacious four-bedroom split-level main door flat within this quiet residential cul-de-sac. The property would be an ideal purchase for a couple or growing family and offers good-sized accommodation. The property has been designed to maximise the natural available light to create a modern ambience. Room dimensions are generous, and the accommodation has been arranged to offer flexibility and individuality.

THE LOUNGE



Once inside discerning purchasers will be greeted with a first-class specification. Main door entrance to a welcoming hallway which allows access to all rooms on this level. A spacious lounge is flooded with natural light from the front-facing picture window and the generous side window and provides flexible accommodation suited to a variety of furniture combinations. Access to the separate dining room is from the lounge and is popular when entertaining friends and family with a three-course meal as it has space for a table and 6 - 8 chairs.

THE DINING ROOM

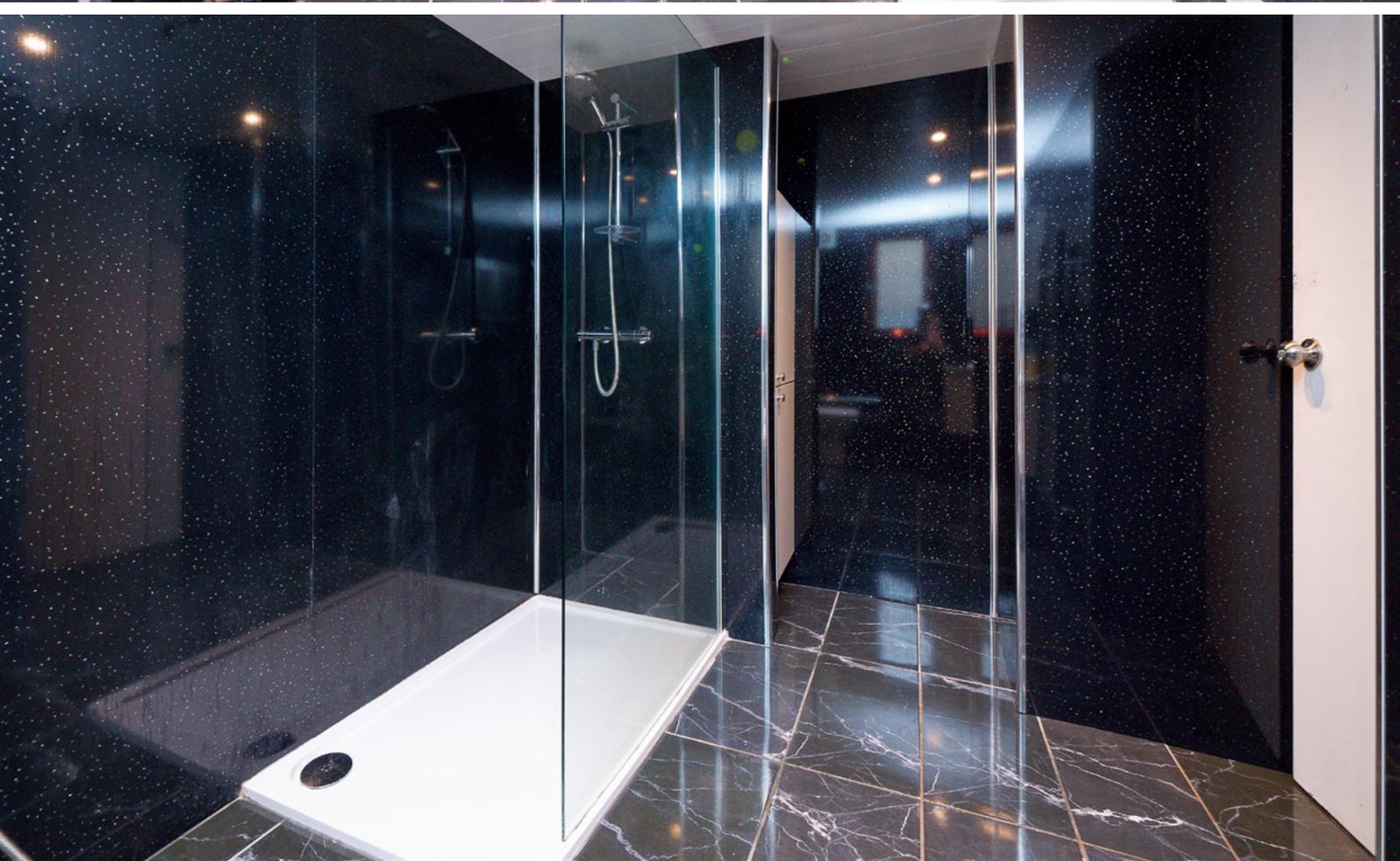


THE KITCHEN



The fully fitted kitchen has a quality selection of floor and wall-mounted units with a contrasting worktop and benefits from a range of integrated appliances including a gas cooker and hood, also a washing machine, a dishwasher and a microwave - The ideal zone for an aspiring chef. There is space for an American-style fridge freezer. A quite stunning and spacious shower room completes the impressive accommodation on this level.

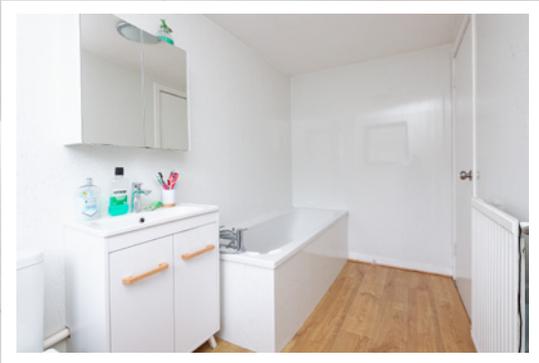
THE SHOWER ROOM





The upper level offers a family bathroom with a modern finish and also boasts four good-sized bedrooms. Two of which are further enhanced with built-in wardrobes. All bedrooms have a range of furniture configurations and space for additional free-standing furniture if required. Any of the bedrooms could be adapted or transformed into a wide variety of things to meet each individual purchaser's needs or requirements.

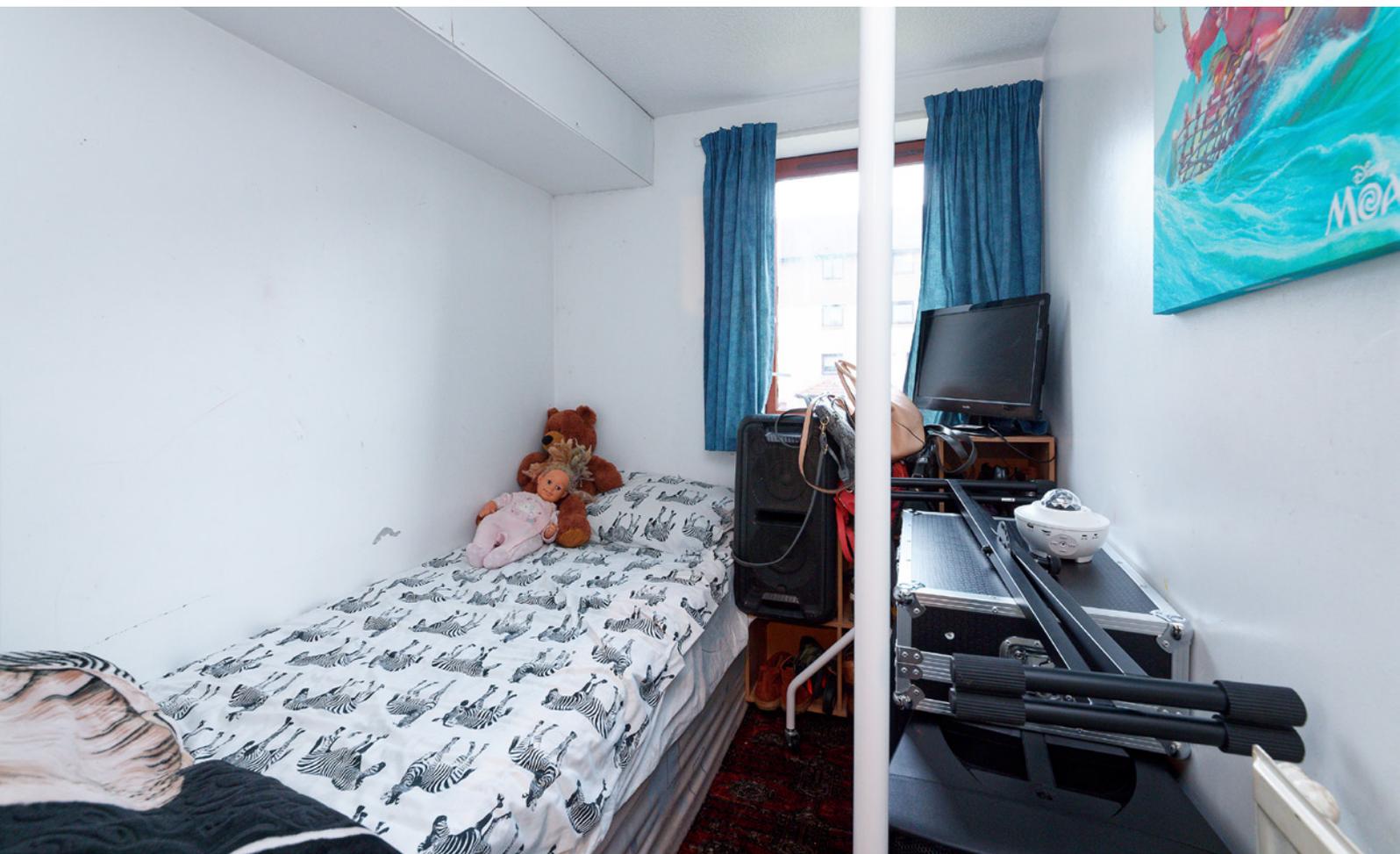
THE BATHROOM



BEDROOMS 1 & 2



BEDROOMS 3 & 4

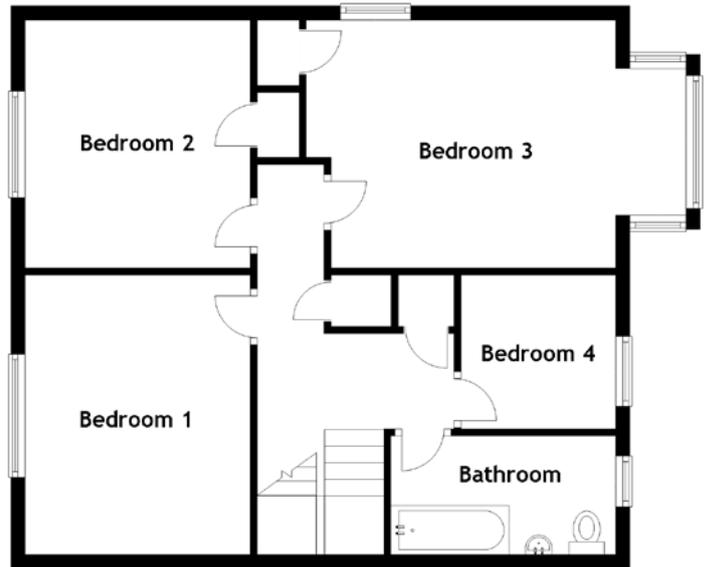
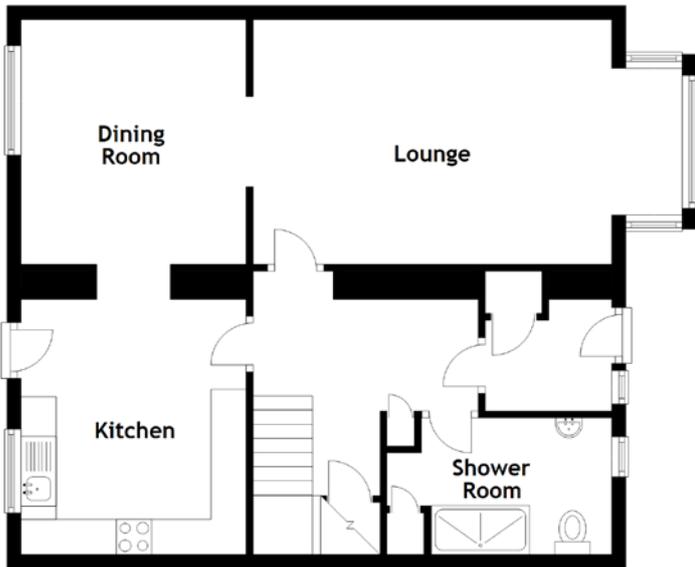


Externally the property has well-maintained front and rear gardens and off-road parking. Gas central heating and double glazing have been installed throughout to create a warm yet cost-effective way of living all year round. Quite the property, and early viewing is strongly recommended for this very spacious living space.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



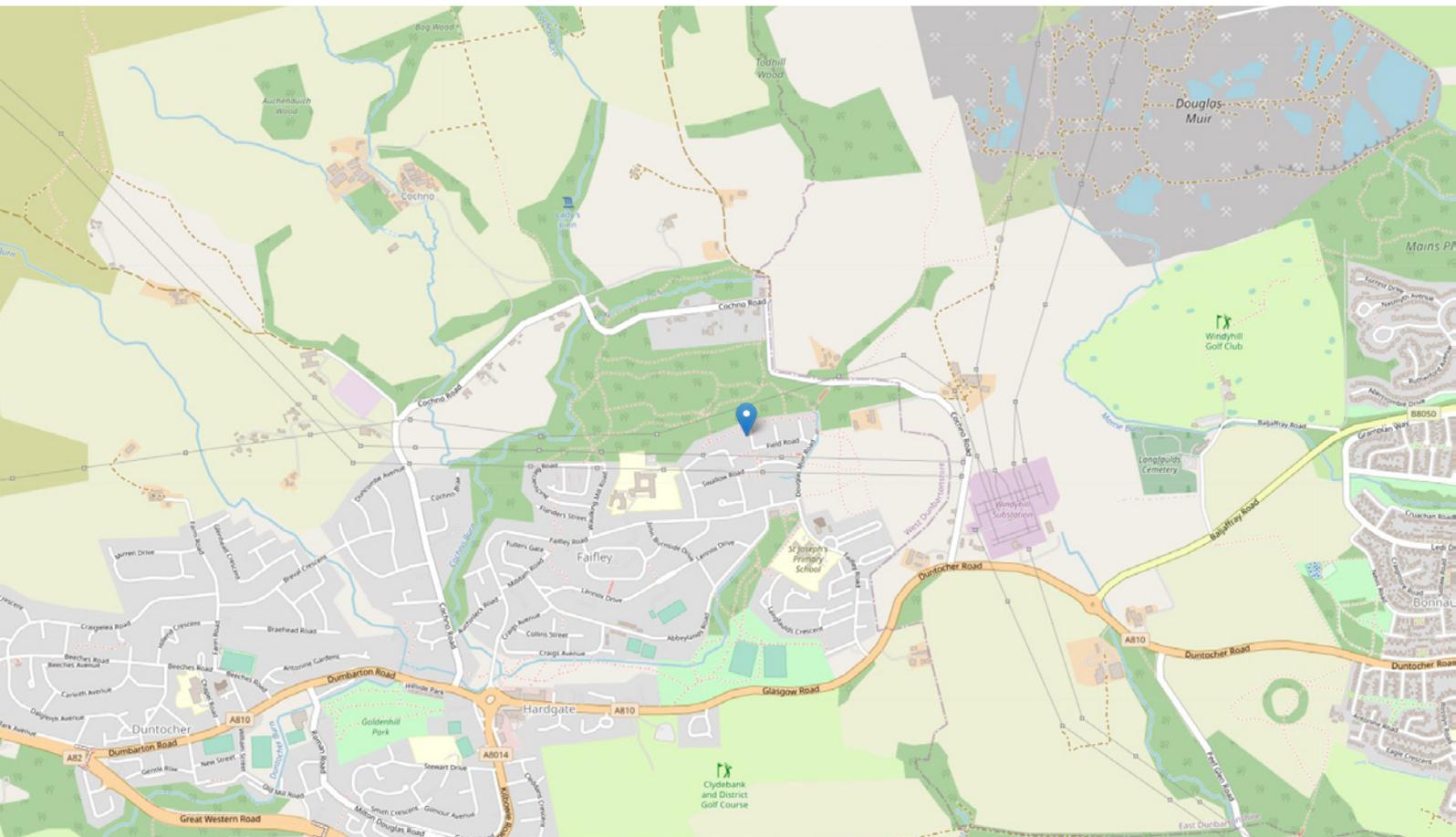
Approximate Dimensions
(Taken from the widest point)

Lounge 6.10m (20') max x 3.50m (11'6")
 Dining Room 3.50m (11'6") x 3.20m (10'6")
 Kitchen 3.65m (12') x 3.20m (10'6")
 Shower Room 3.20m (10'6") x 1.95m (6'5")
 Bedroom 1 3.65m (12') x 3.20m (10'6")

Bedroom 2 3.55m (11'8") x 3.20m (10'6")
 Bedroom 3 5.40m (17'9") x 3.55m (11'8")
 Bedroom 4 2.20m (7'3") x 2.20m (7'3")
 Bathroom 3.20m (10'6") x 1.70m (5'7")

Gross internal floor area (m²): 127m² | EPC Rating: D

Buyer's Premium Value: £1250.00



THE LOCATION

Within this locale are good local amenities, including shops, cafes, bars, and restaurants with several retail parks and shopping centres also easily accessible. A short drive takes you to Bearsden and Milngavie, with their boutique and supermarket shopping. There are 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.




McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MARK WATSON
Surveyor



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.