




Solicitors & Estate Agents
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118 Canberra Avenue

CLYDEBANK, WEST DUNBARTONSHIRE, G81 4LW



THE LOCATION

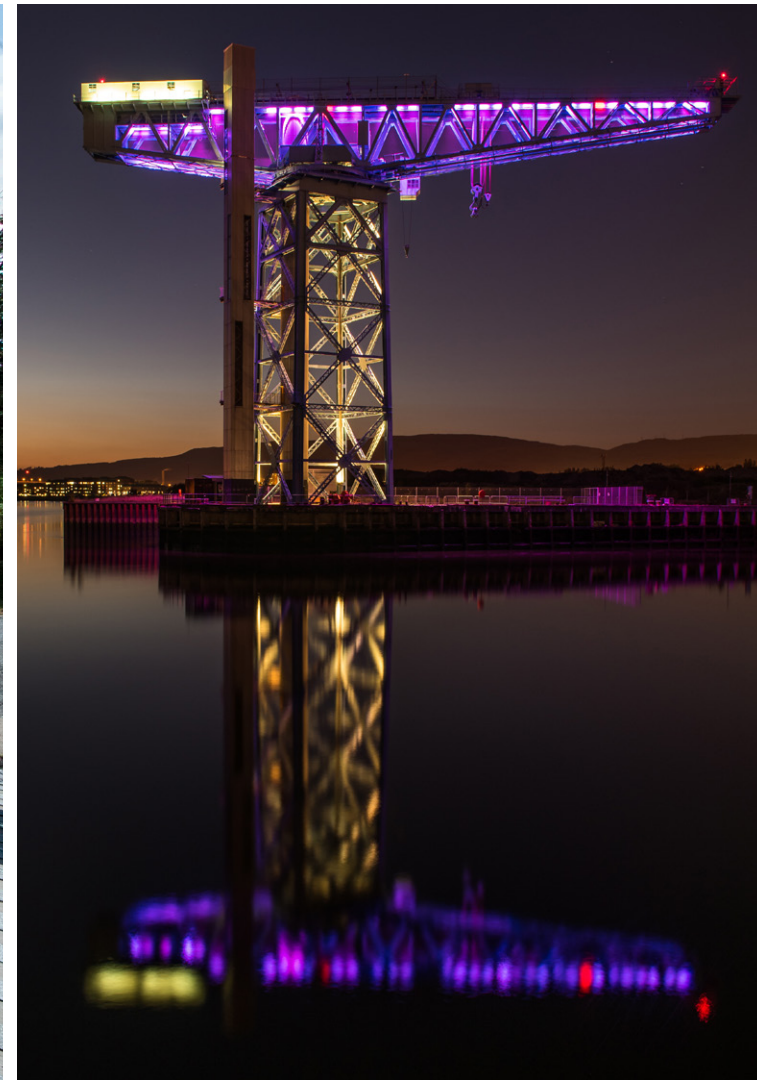
Clydebank, West Dunbartonshire

Canberra Avenue in Clydebank is a great place to live and commute from. Via the M8 motorway, the transport links are excellent, throughout Central Scotland and in particular to Greenock, Paisley and Glasgow Airport which is a mere 8 minutes away via the nearby Erskine Bridge.

A few minutes drive away via the A82 takes you directly to Loch Lomond within 15 minutes and the gateway route to the Highlands. A short walk to Dalmuir Park Railway station provides a major rail junction with direct links to Glasgow, Edinburgh, Loch Lomond and beyond.

An excellent range of amenities are within easy reach with two primary schools, the tranquil Dalmuir Park, the scenic Forth & Clyde Canal cycle-path and the renowned Dalmuir Golf Course, all within a few minutes walk, making it a very popular place to call home.

Also of note is the new Advanced Manufacturing Innovation District Scotland (AMIDS) currently under construction adjacent to Glasgow Airport that will be accessible via the Erskine Bridge in under 15 minutes.



118 CANBERRA AVENUE

Clydebank, West Dunbartonshire

Part Exchange available. We are delighted to offer to the market a fantastic interior design and makeover opportunity, set in the ever-popular location of Clydebank. This spacious property will hold particular appeal for anyone with a flair for interior design and with the imagination and vision to see how a new sleek designer kitchen and a sumptuous new bathroom, along with a decorative remodel, will take this property to another level of comfort and desirability for 21st-century living.

The accommodation comprises of a spacious lounge/diner with light flooding in from the large windows and allowing the room to enjoy an unusually high level of light and airiness that's very appealing and relaxing. The kitchen contains a range of floor and wall units, with space for a cooker, washing machine, and fridge freezer. The hallway offers storage cupboard space to help keep the property clutter-free at all times. The rear hallway off the kitchen benefits from a large full height cellar with light and electric sockets, along with an additional large traditional pantry cupboard with window. These additional areas provide potential to add a downstairs toilet facility or/and to extend the kitchen into a larger kitchen diner, as has been done in nearby similar properties.

The two double bedrooms are bright and spacious with plenty of room for free standing furniture, one of which has

a built-in storage cupboard. The property is always kept warm and comfortable, via the double glazing and gas central heating. The master bedroom has an open outlook and useful large over stair walk-in cupboard. This offers the potential to add an en-suite shower/WC to this area. The bathroom contains an easy access shower enclosure with an electric shower and a white suite.

The spacious full height partially floored loft is flooded with natural light from the two large skylights, and in line with nearby properties it offers tremendous development potential for a loft conversion (subject to planning permission).

Parking is on-street, with potential subject to planning approval to add parking within the front garden area. The sizable rear garden is a real bonus, its private and securely fenced, making it excellent for families. The rear garden also offers potential (subject to planning permission) to extend the property to the rear if desired, whilst still retaining a good size garden.

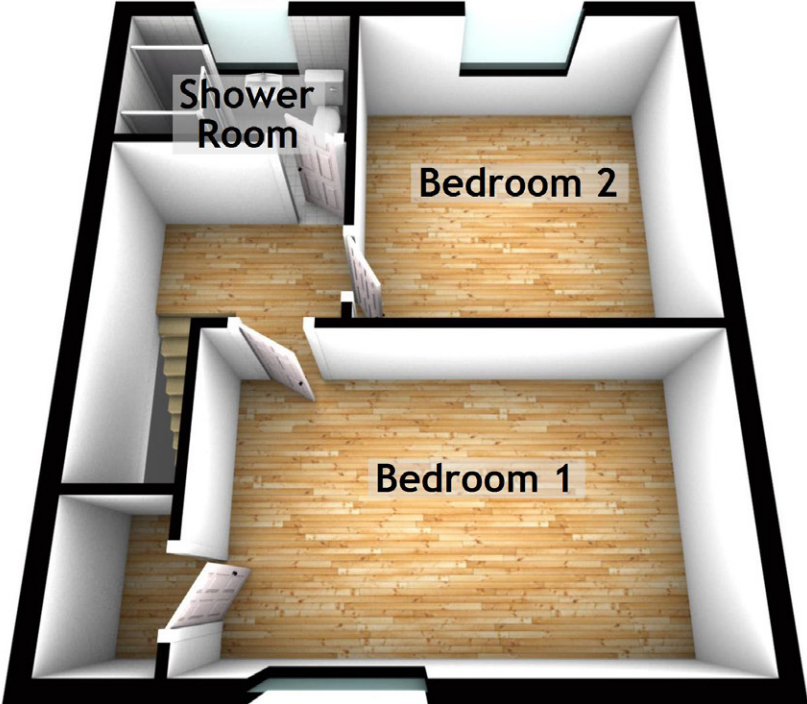
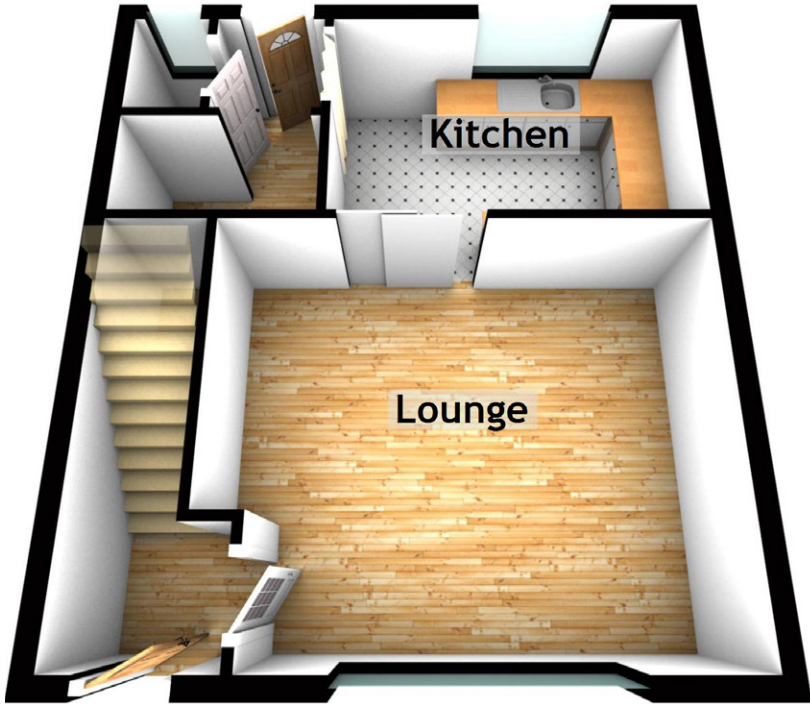
This is a truly great opportunity for anyone looking to put their unique mark on their own interior grand design. Early viewing is strongly advised for anyone seeking an easy project or indeed Buy-to-Let investors looking for a sure-fire investment opportunity.



KITCHEN
& LOUNGE



LANDING, BEDROOMS & SHOWER ROOM



Approximate Dimensions
(Taken from the widest point)

Lounge	4.83m (15'10") x 4.09m (13'5")
Kitchen	3.77m (12'4") x 2.35m (7'9")
Bedroom 1	4.84m (15'11") x 2.97m (9'9")
Bedroom 2	3.51m (11'6") x 3.45m (11'4")
Shower Room	2.36m (7'9") x 1.50m (4'11")

Gross internal floor area (m²): 78m²
EPC Rating: C

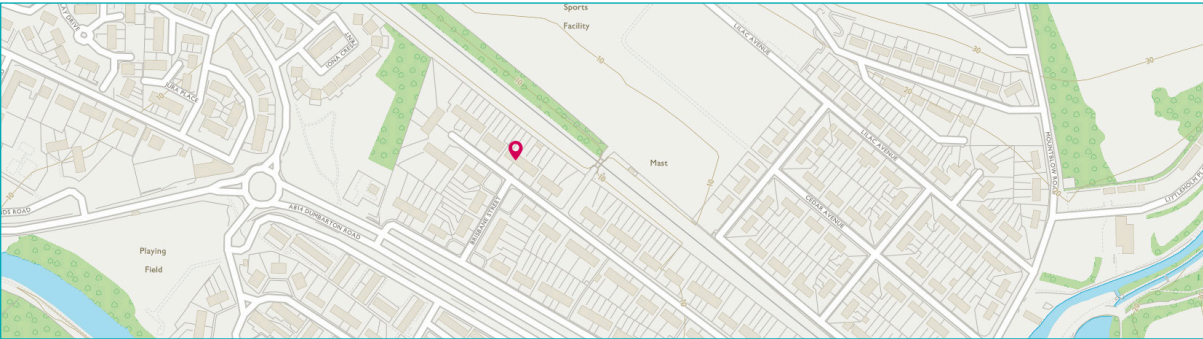


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Part
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