



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**5a Douglas Muir Road**

CLYDEBANK, WEST DUNBARTONSHIRE, G81 5DW



# 5a Douglas Muir Road

G81 5DW

5A Douglas Muir Road in Hardgate is located on the edge of Clydebank and is very well served by public bus routes. Local schooling and shopping are readily available and further first class amenities are only minutes away, including the popular Clyde Shopping Centre and Great Western Retail Park, which both offer a variety of retail and leisure services. The location is ideal for commuters, with Glasgow city centre only twenty minutes away by public transport. The A82, Great Western Road and Erskine Bridge can be easily accessed by road.

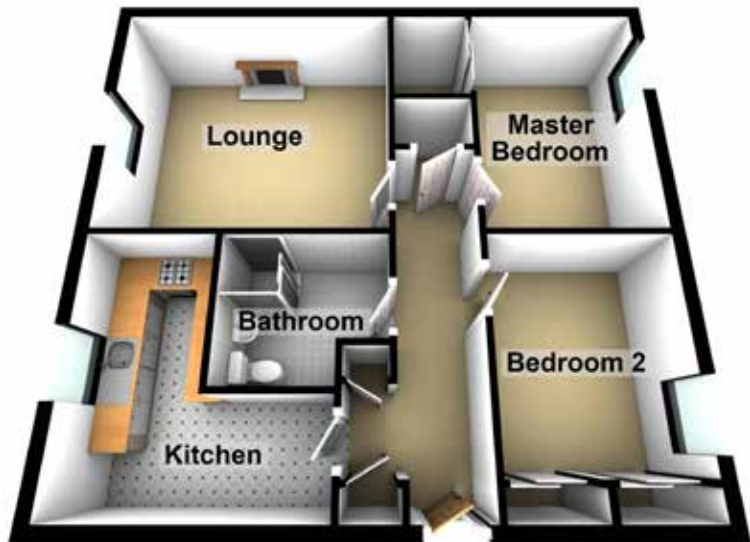
Part Exchange available. We are delighted to offer to the market this excellent 2 bed ground floor apartment, set in a great location with open views to the front aspect and with the added benefit of it's own rear and front garden space it is clear this property offers exceptional value low cost accommodation. Set in a perfect and secure ground floor position, in a quiet street and with a great neighbourly spirit all around it, it's ideal for any young family. This area is always very popular, due in part to some of the traditional values preferred by families, the streets are quiet enough for the kids to play out together in safety and everybody actually knows each other.



Accommodation comprises; A bright and airy lounge/diner which is very spacious and would lend itself to any number of furniture configurations. The feature fireplace with log burner style electric fire adds visual warmth and is the focal point of the room. The modern kitchen is finished in light oak units with a cooker and ample space for a freestanding washing machine and fridge freezer. It's the perfect place for any chef to serve up a marvellous meal. Freestanding appliances may be available by separate negotiation. The tiled family bathroom is bright and fresh and contains a standalone shower cubicle and a stylish chrome towel radiator to the wall.. There are two good sized bedrooms in this lovely home, both bright and spacious with built in storage.

The home is kept warm and comfortable via the double glazing and gas central heating. There is a child-friendly back garden area and there's ample parking to the front aspect. This is an excellent opportunity for any young couple to make their first home here or for a 'canny' Buy-To-Let investor looking for a low cost investment property that will guarantee a great return and is absolutely ready to go. Early viewing is strongly advised.





Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'11") x 3.80m (12'6")
Kitchen	3.90m (12'10") x 3.70m (12'2")
Bedroom 2	3.00m (9'10") x 2.60m (8'6")
Master Bedroom	3.80m (12'6") x 2.60m (8'6")
Bathroom	2.10m (6'11") x 2.10m (6'11")

Gross internal floor area (m<sup>2</sup>) - 65m<sup>2</sup> EPC Rating - C



Image credit: <https://www.dumfries.gov.uk/property>

  
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**Part  
Exchange  
Available**

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