

53 Auchentoshan Avenue

CLYDEBANK, G81 6JF



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



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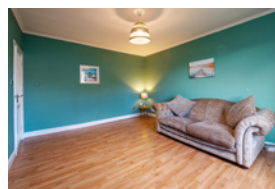
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A tastefully decorated one-bedroom lower cottage flat which would be a super acquisition for either a first-time buyer(s), buy-to-let investment, or those downsizing



We are pleased to introduce to the market this spacious one-bedroom lower cottage flat which would be a super acquisition for either a first-time buyer(s), buy-to-let investment, or those downsizing. The flat has been designed to maximise the natural available light to create a bright ambience. As one would expect, room dimensions are very fair and the accommodation has been arranged to offer both flexibility and individuality.

THE LOUNGE



A main door entrance allows access to all apartments. A family lounge is pleasantly located at the front of the property which is flooded with natural light and provides an interesting outlook. This room also has a real cosy feel from the feature log burner.

THE KITCHEN



The kitchen comes with a good range of floor and wall-mounted units with a contemporary work surface, creating a fashionable and efficient workspace. There is plumbed space for free-standing appliances.





The spacious bedroom offers a range of furniture configurations with space for additional free-standing furniture if required. The fully tiled bathroom suite completes the impressive accommodation internally.

THE BATHROOM



THE BEDROOM

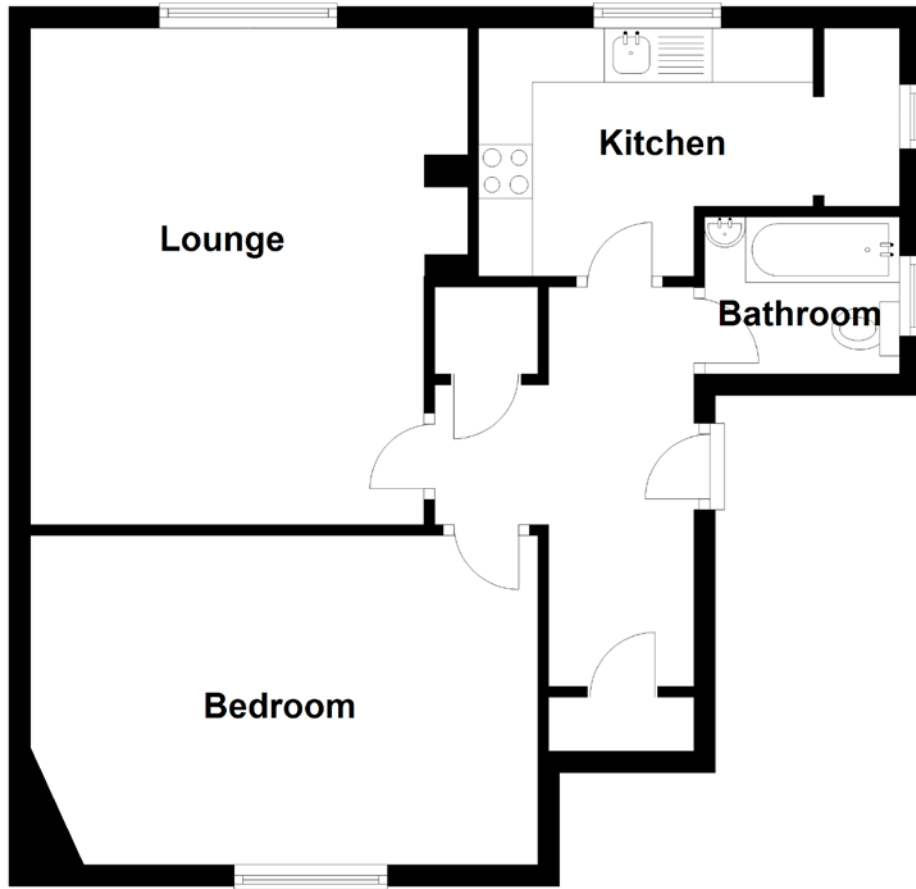


Double glazing and gas central heating have been provided throughout to create a warm, yet cost-effective way of living all year round. The rear garden also benefits from a shed/garden office with power and light.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



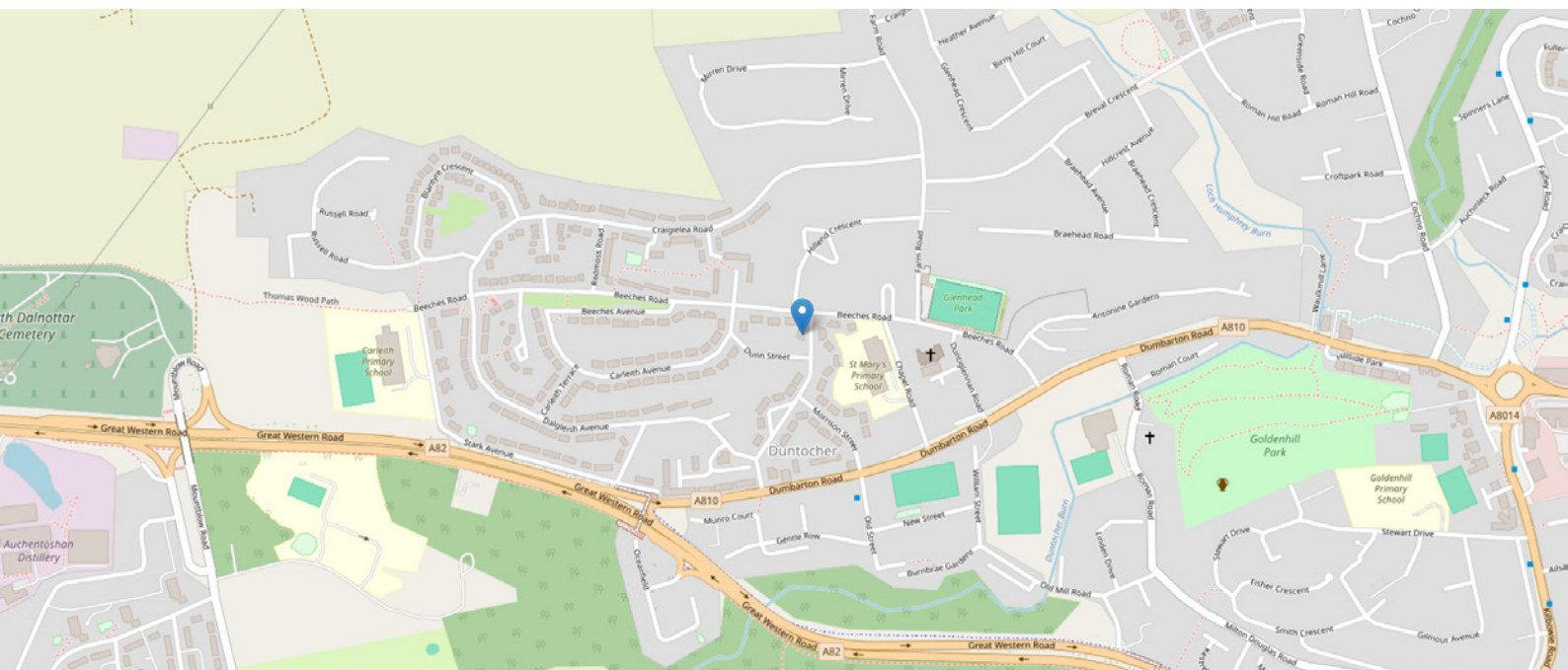
Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 4.05m (13'3")
Kitchen	3.10m (10'2") x 2.30m (7'7")
Bathroom	1.80m (5'11") x 1.45m (4'9")
Bedroom	4.70m (15'5") x 3.05m (10')

Gross internal floor area (m²): 55m² | EPC Rating: C

Buyer's Premium Value: £2800.00

Extras: Carpets and floor coverings, light fixtures and fittings, curtains and blinds.



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.





Directly outside the front door there is a bus stop with links into the city centre and also to Clydebank. 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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