





Clydebank

G81 2DP

Clarence Crescent in Clydebank is a great place to live and commute from.

The transport links by bus and rail are frequent and it is a mere twenty-minute journey to the heart of Glasgow city centre. For those travelling by car, the main motorway links are close at hand, meaning all areas of central Scotland are easily accessible on a daily basis.

An excellent range of amenities are also within easy reach including primary schools.

The scenic Forth & Clyde Canal cycle-path is very popular and within easy reach, making it a very popular place to call home. Part Exchange available.



47 Clarence Crescent

CLYDEBANK, G81 2DP

We are delighted to bring to the market this rarely available three bedroom end terrace property, set in a popular family-friendly street known for its close community feel and neighbourly spirit.

The property has been sensitively upgraded and is presented in absolute walk-in condition, arguably better now than when new.

The beautiful accommodation consists of a bright and spacious lounge which, given its shape, would suit a range of furniture configurations. The triple aspect windows allow an abundance of natural light to flood the room and helps create a very relaxing ambience.

The stunning kitchen/diner offers a very efficient workspace and a fantastic hub for the family around mealtimes. Finished with an excellent range of wall and floor cabinets in an attractive contemporary tone. Appliances include; a gas hob, electric oven, extractor filter hood, integrated dishwasher and washing machine. The French doors afford a fantastic amount of light to fill the room and lead out beautifully to the rear garden and sun patio.

The bathroom is stunning and a real touch of luxury. Spacious, bright and very fresh, finished in trendy

contrasting tiles with a designer white suite and a standalone shower enclosure.

There are three bedrooms in this lovely home, all spacious, all with ample space for free-standing furniture, two with wardrobe facilities. The master bedroom has a luxurious ensuite that is sure to please any new owner.

There are also ample cupboards throughout the home to help keep everything in its place.

The property is kept warm and comfortable via the double glazing and gas central heating. The secure garden space is low maintenance and contains a sun patio and a shed.

Parking is available in the designated space adjacent to the property.

This great home would make an ideal buy for any young couple or small family, or even a great investment property for a Buy-to-Let investor.

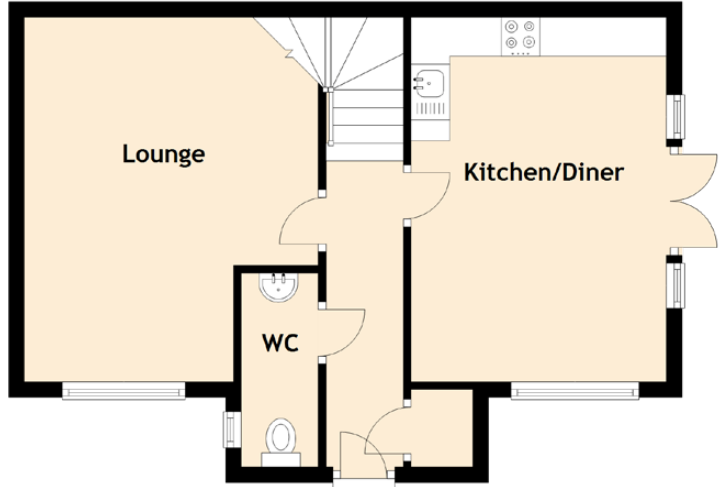
Some properties tick all the boxes and this is definitely one of them. Early viewing is strongly advised for anyone seeking a stunning modern home which caters for every families needs.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.70m (15'5") x 3.80m (12'6")
Kitchen/Diner	4.70m (15'5") x 3.30m (10'10")
WC	2.50m (8'2") x 1.10m (3'7")
Bedroom 1	3.10m (10'2") x 2.90m (9'6")
En-suite	2.70m (8'10") x 1.40m (4'7")
Bedroom 2	3.30m (10'10") x 2.70m (8'10")
Bedroom 3	3.30m (10'10") x 2.00m (6'7")
Bathroom	2.17m (7'1") x 2.00m (6'7")

Gross internal floor area (m²): 84m² | EPC Rating: C

Extras (Included in the sale): Freestanding appliances may be available by separate negotiation.

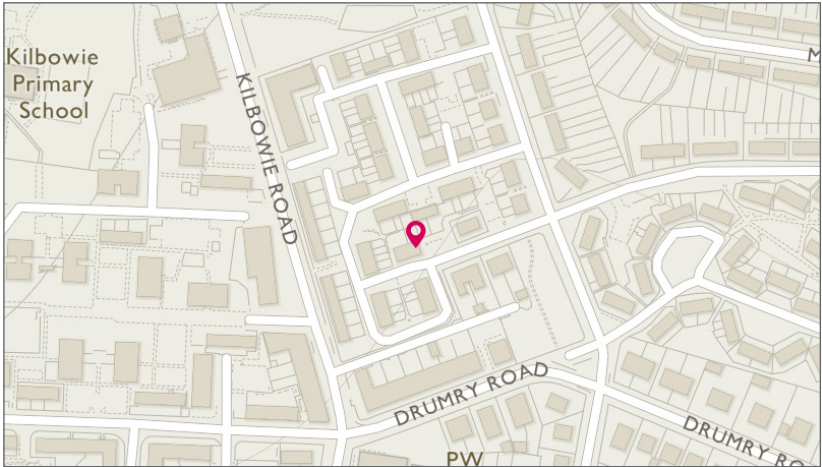
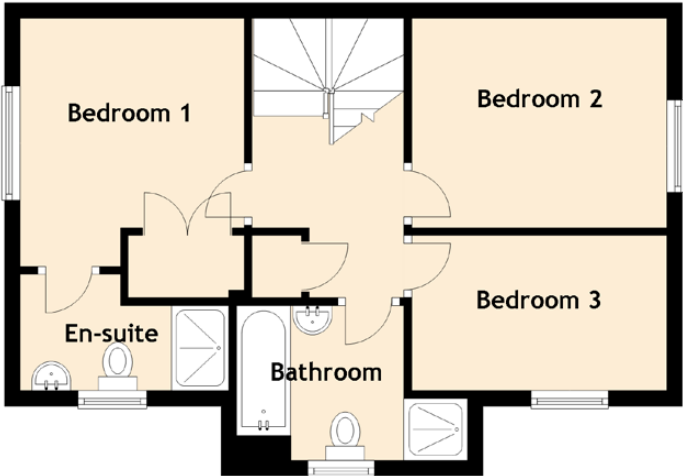


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