

# 61 Carleith Avenue

DUNTOCHER, CLYDEBANK, G81 6JB



*IDEAL TWO-BED LOWER COTTAGE FLAT, SET IN  
THE EVER-POPULAR LOCATION OF DUNTOCHER*



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We are delighted to offer to the market this excellent two-bedroom lower cottage apartment, set in the ever-popular locale of Duntocher.

The accommodation comprises a bright and airy lounge/diner, which would suit a range of furniture configurations. The kitchen is finished in a range of units with a gas hob, electric oven and ample space for the washing machine and fridge.







There are two generous bedrooms in this home, both are doubles and benefit from large windows, letting in plenty of natural light. The tiled bathroom has an electric shower over the bath.





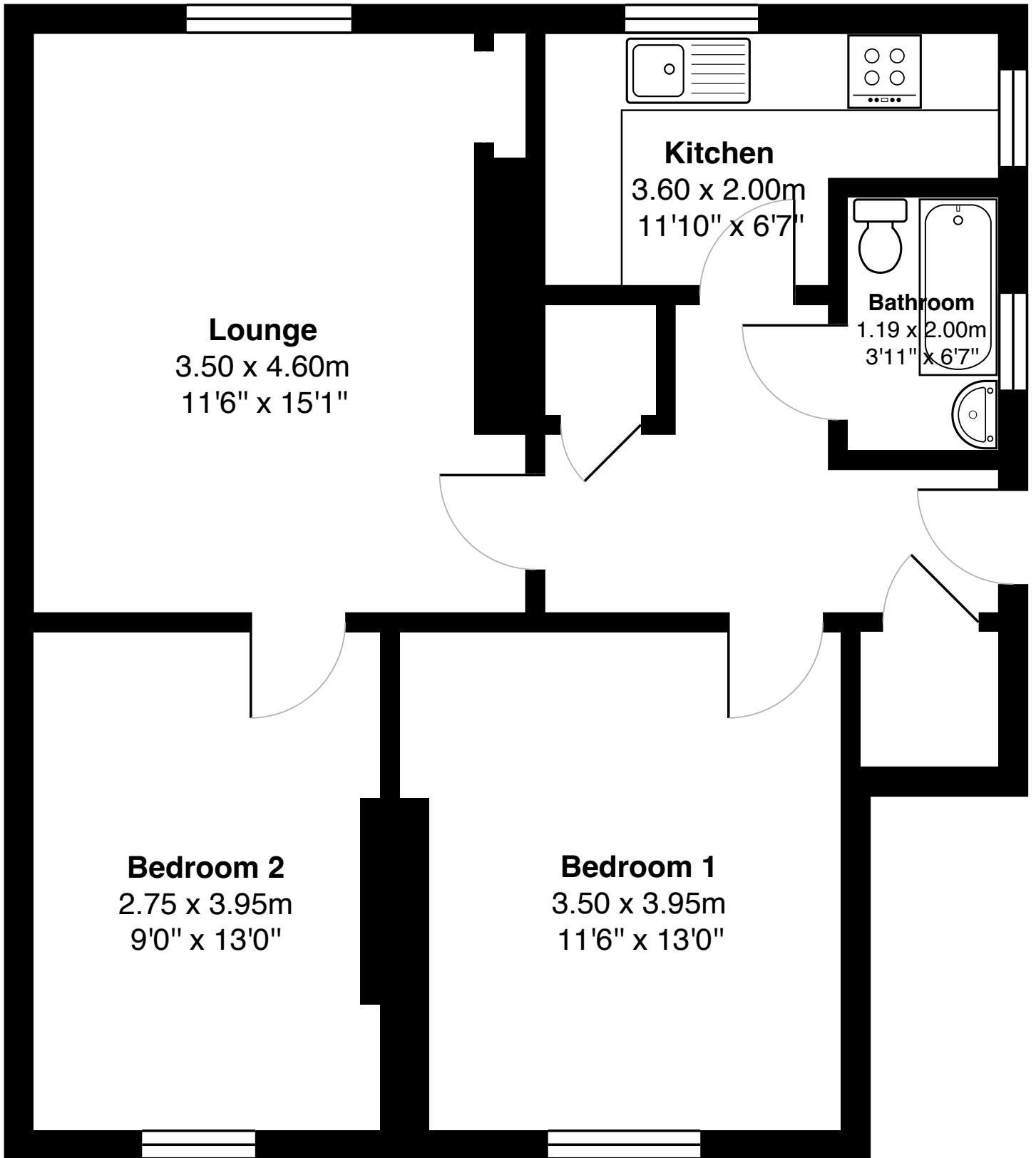
**Bedroom 2**





The home is kept warm and comfortable with double glazing and gas central heating. The property is fresh, having just been fully decorated with new carpets fitted.





Gross internal floor area (m<sup>2</sup>): 67m<sup>2</sup>

EPC Rating: C

Externally, the property benefits from communal garden space to the rear, with a mono-blocked patio and grassed area with a shed. Although communal, the left side of the garden is the designated garden space belonging to the flat. The garden to the front aspect also belongs to the flat. Parking is on-street.

Early viewing is advised for 'canny' buy-to-let investors or first-time buyers, seeking a great place to call home.

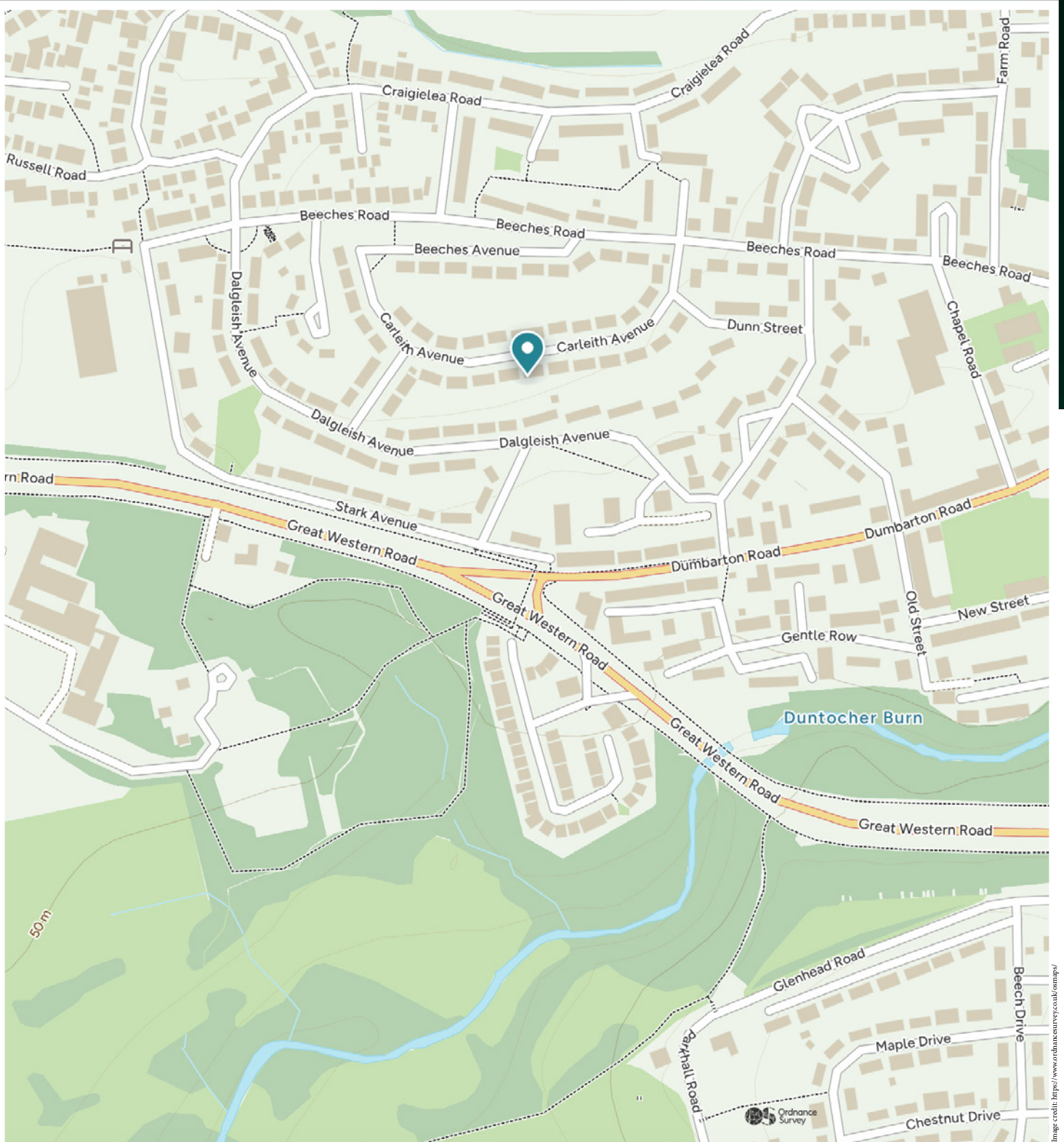




The popular area of Duntocher is a great place to live and commute from. The transport links by bus and trains from Dalmuir are both frequent and close at hand. It is a mere twenty minutes to the heart of Glasgow city centre.

For those traveling by car the main motorway links are close at hand, meaning all areas of central Scotland are easily accessible on a daily basis. There is an excellent range of schools and amenities all within easy reach, making it a very popular place to call home.

## The Location



# McEwan Fraser Legal

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