

CALEDONIA  
BUREAU  
ESTATE & LETTING AGENTS



25 Shakespeare Avenue Clydebank G81 3HB

[www.caledoniabureau.co.uk](http://www.caledoniabureau.co.uk)



## DESCRIPTION

Charming and well presented upper three bedroom cottage flat located within this popular Clydebank pocket. Ideally suited to young, old or families alike early viewings are recommended.

In good decorative order throughout with quality fixtures, fittings wall and floor coverings. The accommodation itself comprises entrance vestibule with stairs leading to upper landing giving access to spacious lounge with feature Limestone fireplace with gas fire, dining area, breakfasting kitchen with wall and floor mounted units, oven hob and extractor, three double bedrooms two of which have adequate storage space and modern fully tiled three piece bathroom with WC, wash hand basin and bath with overhead shower.

Features of the property include double glazing, gas central heating, garage and well maintained private gardens with decking.

Clydebank offers a whole host of excellent services including the popular Clyde Shopping Centre and Great Western Retail Park which is located close by. Sport and recreation facilities are readily available as are first class primary and secondary schools. Frequent train connections from both Clydebank and Singer railway stations mean Glasgow City Centre is less than 20 minutes away. There are also numerous bus services for commuters. The A82, Great Western Road and Erskine Bridge can be easily accessed by road.



**Viewing:**  
by appointment with Caledonia Bureau

**Date of entry:** negotiable

**Ref No:** C1132





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