CALEDONIA
BUREAU
ESTATE & LETTING AGENTS

35 Lilac Avenue Mountblow G81 4NX

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DESCRIPTION

Rarely available, well proportioned extended lower cottage flat situated within a sought after area. The freshly presented accommodation comprises: Spacious lounge, fitted dining kitchen with integrated hob, oven and extractor hood, three double bedrooms, two of which have full width built-in wardrobes, and a tiled bathroom with over bath shower and screen. The subjects benefit from gas central heating with a combi boiler, full double glazing, off street parking and easily maintained enclosed gardens. There are also two timber sheds to the rear. Early viewing of this unique example is imperative to fully appreciate.

Mountblow is located on the edge of Clydebank and has frequent public bus links. It is also well served by Dalmuir railway station, meaning Glasgow City Centre is only 20 minutes away. There are plenty of local shopping and schooling facilities within Dalmuir and further excellent services for retail and leisure are available in Clydebank which is only minutes away. 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: C1188

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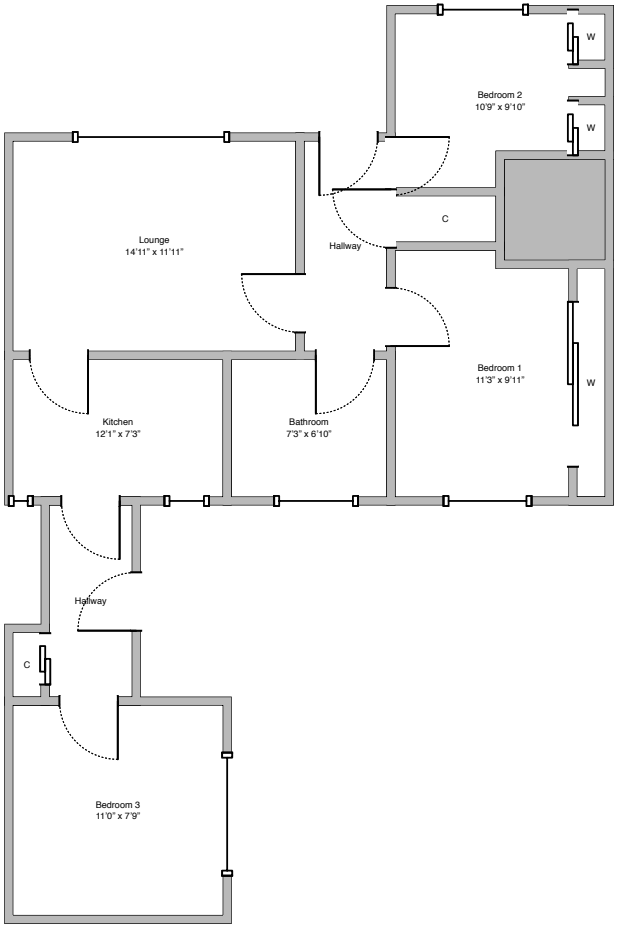

Please Note - Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. No services, equipment or central heating have been tested and no warranty is given or implied that these are in working order or that they are connected to a supply. Buyers are advised to see their own verification in this regard.