



12 Spinners Lane Faifley





12 Spinners Lane  
Faifley G81 5JJ



Rarely available, well presented and generously proportioned semi detached villa situated within a sought after area. Accommodation comprises: Lounge, good sized re-fitted kitchen with cooker and colour changing extractor hood, tiled shower room, one single and two double bedrooms, and a fully floored and lined attic which is accessed via a wooden staircase within bedroom three. The subjects benefit from gas central heating with a combi boiler, full double glazing, easily maintained enclosed mainly lawned gardens to the front, side and rear, and attractive woodland views. This property further benefits from having been re-rendered, re-roofed and has maintenance free pvc roofline, gutters and downpipes. Excellent example and early viewing of this lovely family home is highly recommended.

Faifley is located on the edge of Clydebank and is very well served by public bus routes. Local schooling and shopping is readily available and further first class amenities are only minutes away, including the popular Clyde Shopping Centre and Great Western Retail Park which both offer a variety of retail and leisure services. The location is ideal for commuters with Glasgow City Centre only 20 minutes away by public transport. The A82, Great Western Road and Erskine Bridge can be easily accessed by road.

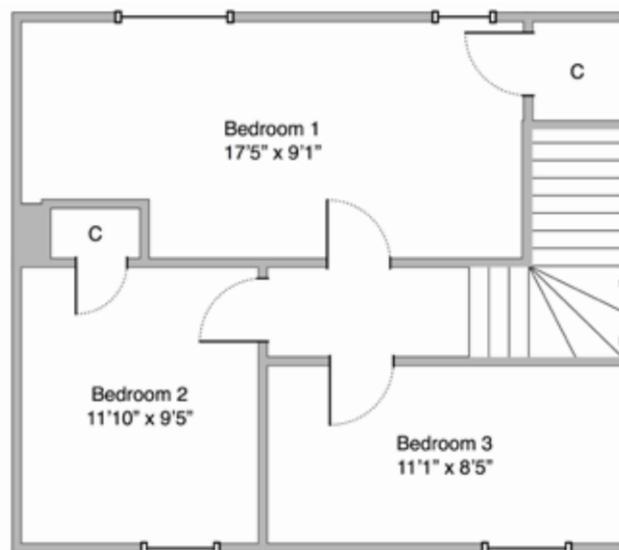
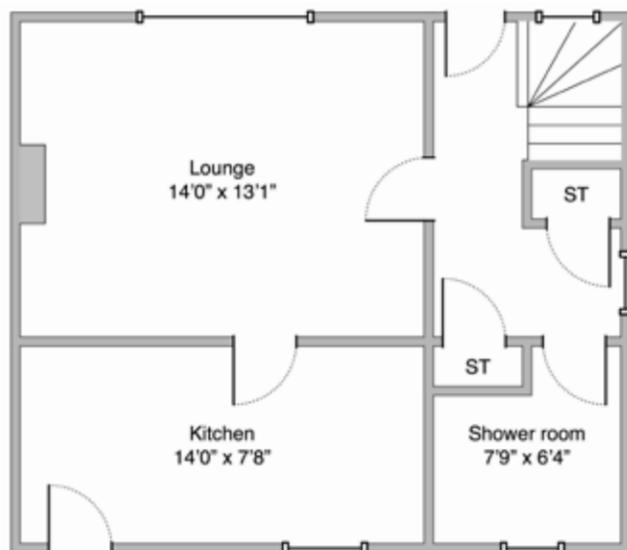
**Viewing:**  
by appointment with  
Caledonia Property  
**0333 241 3333**

**EPC:** Band C  
**Ref No:** C1217





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Scotland's quality online estate agent with a High Street presence.

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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.