



21 Millburn Avenue Clydebank



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CALEDONIA  
ESTATE & LETTING AGENTS





21 Millburn Avenue  
Clydebank G81 1EW



Rarely available, well proportioned mid terraced villa situated within a sought after and convenient area. The easily managed accommodation: Spacious lounge, good sized fitted kitchen with integrated gas hob, electric oven and extractor hood. There is also an automatic washing machine and a fridge freezer. There are two double bedrooms, one with two freestanding wardrobes, and a partially tiled bathroom with over bath shower and screen. The subjects benefit from gas central heating, full double glazing, a monobloc driveway and a good sized enclosed rear garden which has a large decked area. Early internal viewing is advised.

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.

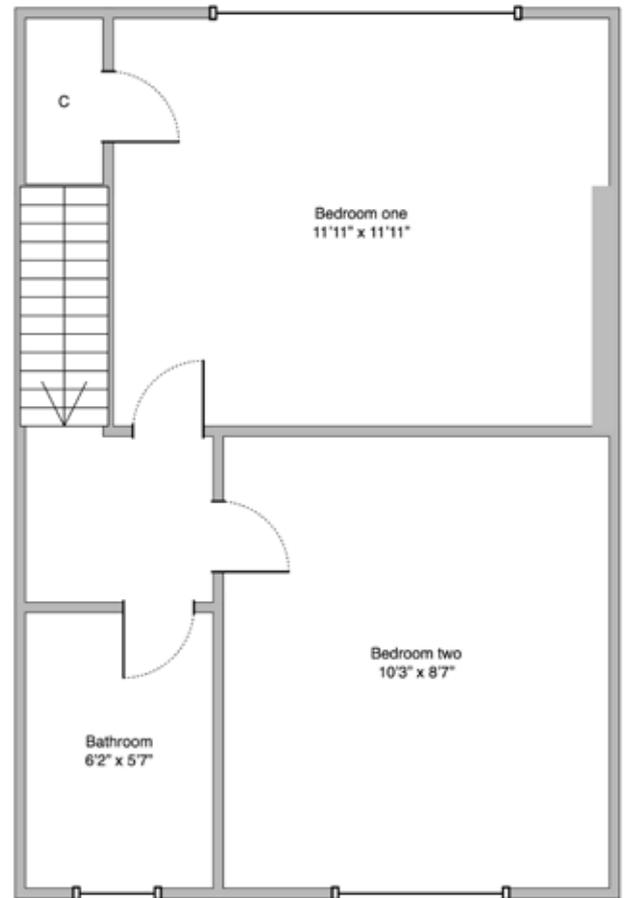
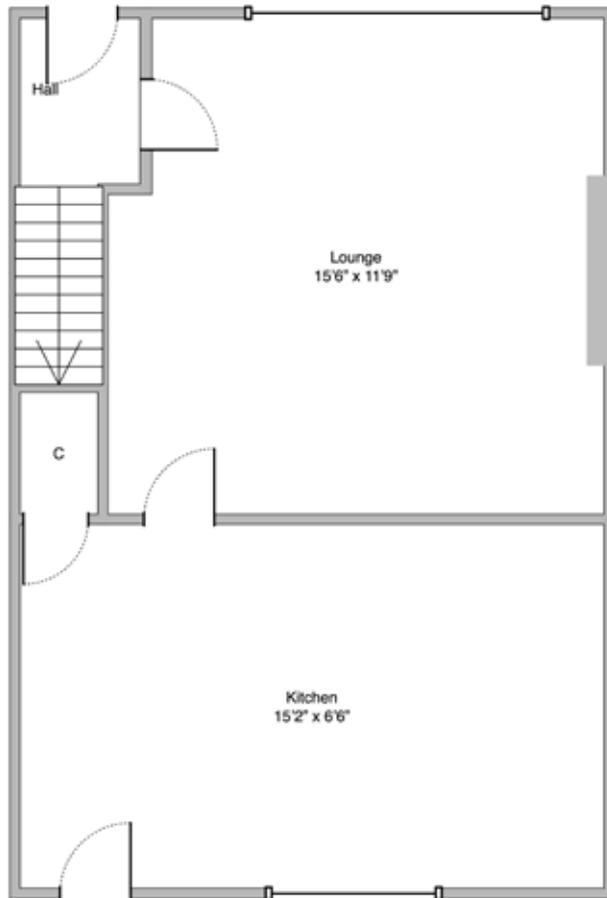
**Viewing:**  
by appointment with  
Caledonia Property  
**0333 241 3333**

**EPC:** Band D  
**Ref No:** C1239





## 21 Millburn Avenue Clydebank G81 1EW



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

Your local High Street office: 2 Dumbarton Road, Clydebank G81 1TU T.0333 241 3333 E.clydebank@caledoniaproperty.co.uk

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.