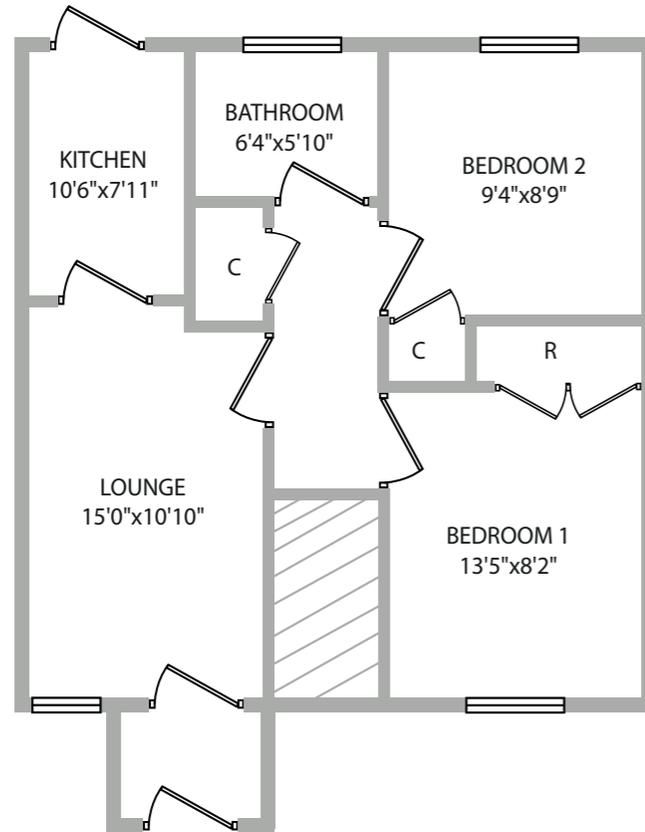




www.caledoniaproperty.co.uk

## 60 Jane Rae Gardens Clydebank G81 1HT



The estate agency service you deserve from people you can trust.

Your local High Street office: 2 Dumbarton Rd, Clydebank G81 1TU . T. 0141 952 2284 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. It's terms are not warranted and do not constitute any offer to sell. All area and room measurements are approximate only. No services, equipment or central heating have been tested and no warranty given or implied that these are in working order or that they are connected to supply. Buyers are advised to see their own verification in this regard.



## 60 Jane Rae Gardens Clydebank G81 1HT



www.caledoniaproperty.co.uk





**60 Jane Rae Gardens  
Clydebank G81 1HT**

Quietly situated within a much sought-after landscaped modern development this lower cottage flat is located within the cul-de-sac and has been upgraded to a high standard by the vendors throughout its three principal apartments with pleasing decoration and modern enhancements to be found throughout. Particular mention should also be made to the superb, enclosed landscaped south facing rear gardens which are paved and decked with a dedicated sitting ideal for alfresco dining..



**Offers Over:** £96,995  
**Viewing:**  
by appointment with  
Caledonia Property

**0141 952 2284**

**EPC:** Band C  
**Ref No:** C1420

Internal accommodation is well laid out and comprises entrance hallway leading into light and bright lounge with space for three-piece suite and substantial lounge furniture and access door leading into the inner hallway and kitchen which boasts a wide array of floor and wall mounted units offering extra storage accommodation with coordinating tiling behind worktop surfaces, inset gas hob with oven below and overhead extractor hood and washing machine to be included in sale price and access door leading out to the rear gardens. The inner hallway has storage cupboard off and offers access to the two double bedrooms - both of which boast inbuilt storage facilities and fashionable wall coverings.

The bathroom has three-piece white suite comprising low-level WC wash hand basin and panelled bath with mains shower above the bath area, laminate flooring and rear facing window. Further features include gas central heating double glazing, private parking at the front and compact front gardens with pathway leading down the side create a rear gate access is the aforementioned fabulous gardens. Internal viewing is strongly recommended to appreciate the accommodation on offer and indeed the upgrading which is been carried out within.

