



Attractive two-bedroom Lower Cottage Flat within the popular Parkhall area of Clydebank

Presented in excellent walk-in condition with well maintained interiors throughout

## Briar Drive, Clydebank, G81 3HU

Offers Over £135,000

EVE Property are delighted to present to the open market this exceptionally attractive two-bedroom Lower Cottage Flat, situated within the ever-popular Parkhall area of Clydebank. Offering well proportioned accommodation throughout and presented in excellent walk-in condition, this home will appeal to a broad range of buyers including first-time purchasers, downsizers and those seeking a stylish property with private garden space. Early viewing is highly recommended.



## Property Description

The property enjoys generous and well maintained front and rear gardens, offering a superb outdoor space rarely found with properties of this style.

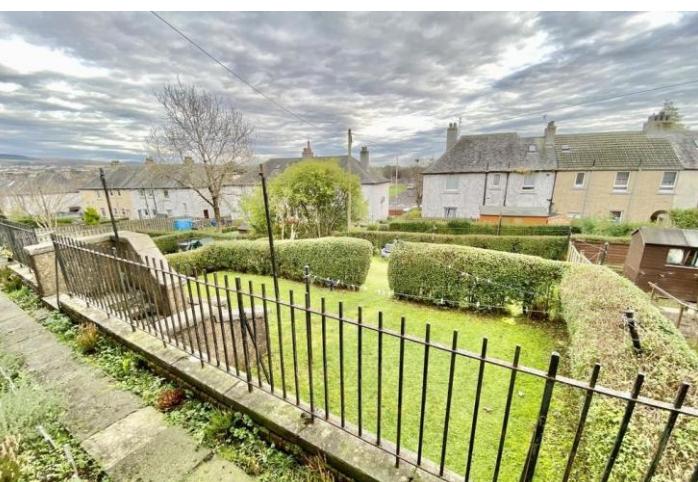
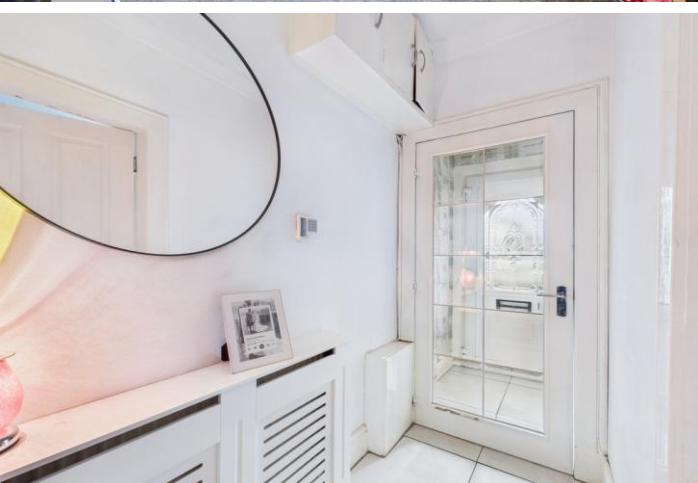
Access is gained via a substantial PVC front door into the entrance vestibule, leading through to a welcoming hallway complete with tiled flooring and a deep storage cupboard providing excellent practicality for day-to-day living.

To the front of the property, the spacious lounge provides a bright and comfortable living area, enhanced by large window and tasteful décor. The room is further complemented by carpet flooring and a display alcove, creating a warm and inviting focal point.

The kitchen is accessed directly from the lounge and has been fitted with a wide range of wall and floor mounted units, offering excellent storage and workspace. The kitchen is equipped with an electric oven, hob and extractor hood above, mosaic tiling to the splashback, plumbing for a washing machine and a rear access door leading out to the garden.

There are two well proportioned double bedrooms, both offering comfortable accommodation and flexibility for a variety of uses.

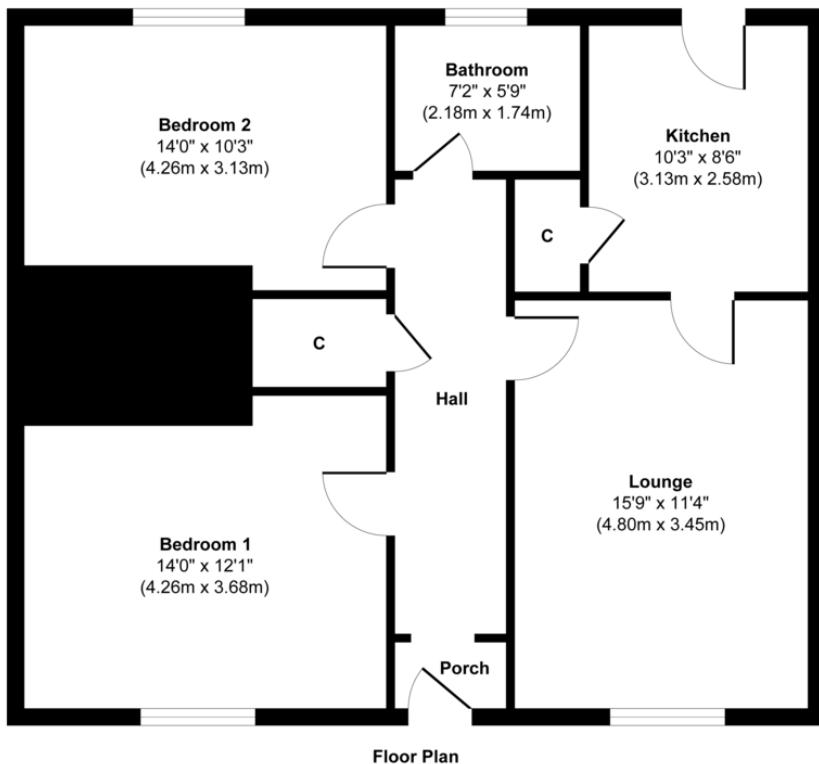
Completing the property is a stylish bathroom comprising a modern three-piece suite with attractive tiling and a chrome rainfall shower over the bath. A unique feature is the built-in television positioned above the bath, which is included within the sale.



Further benefits include gas central heating, double glazing throughout, and generous private garden grounds to the front and rear which are mainly laid to lawn.

Parkhall is a highly desirable residential area of Clydebank, conveniently located for a wide range of amenities. Clydebank offers excellent shopping facilities including the Clyde Shopping Centre and Great Western Retail Park, as well as a range of leisure facilities and well regarded primary and secondary schooling. Clydebank and Singer railway stations are both within easy reach, providing frequent services to Glasgow City Centre in under 20 minutes, while road links via the A82, Great Western Road and Erskine Bridge ensure excellent commuter access.

**22 Briar Drive, Clydebank, G81 3HU**



**Approx. Gross Internal Floor Area 796 sq. ft / 74.03 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property