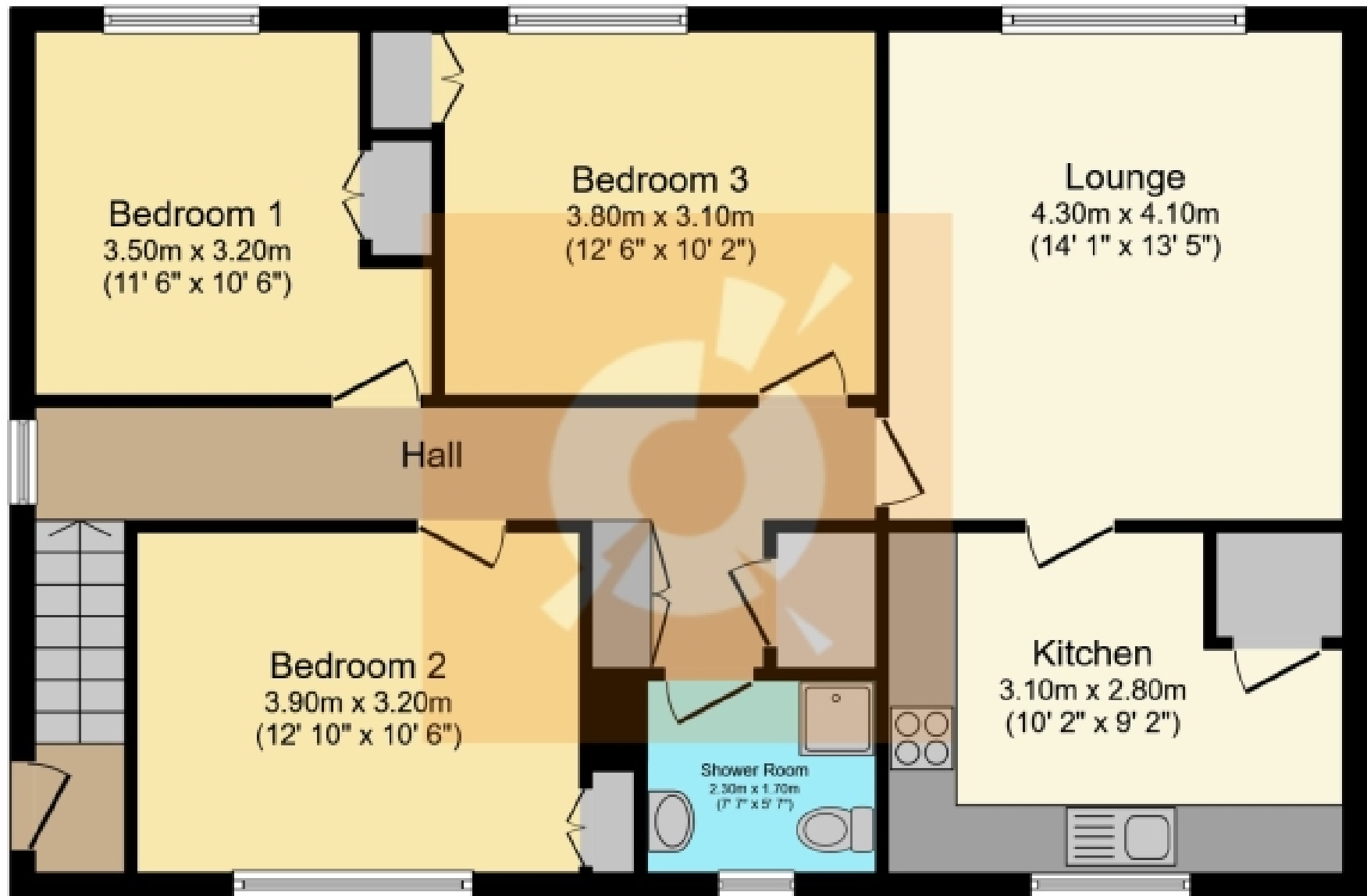




**103 Braes Avenue, Clydebank**

**Offers Over £69,000**





## Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## THE PROPERTY

Welcome to No. 103 Braes Avenue. This fabulously affordable upper cottage flat is situated within a short walk from Clydebank town centre offering a host of fantastic amenities and public transport links; making for a fantastic first-time purchase or buy to let investment.

Entrance to the property is via a staircase and private door entrance into the bright and airy reception hallway. You are welcomed into the lounge in the first instance with impressive dimensions. The lounge is awash with natural sunlight thanks to the large, double-glazed window formation, and a focal point fireplace fills the room with a delightful warmth. Off the lounge is a fitted kitchen holding ample storage in the form of base mounted units paired with contrasting countertops. The kitchen further benefits from plentiful space for freestanding appliances where desired.

Within No. 103 are three generously proportioned double bedrooms all boasting excellent in-built storage. Completing the accommodation internally is a fully tiled three-piece shower suite comprising of walk-in shower cubicle, W.C., and wash hand basin.

To the rear of the property is an extensive garden space, predominantly laid to lawn and surround with mature shrubbery for additional privacy: perfect for children and pets alike.

The apartment also benefits from gas central heating and double glazing throughout, providing all rooms with a delightful warmth all year round.

Clydebank Train Station is just a 15-minute walk, giving direct rail links to Glasgow City and Loch Lomond area. A host of local amenities are only a short drive away, including the popular Clyde Shopping Centre, Great Western Retail Park, and Intu Braehead Shopping Centre.

We would highly recommend an early viewing as have no doubt this property will be very popular. Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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