



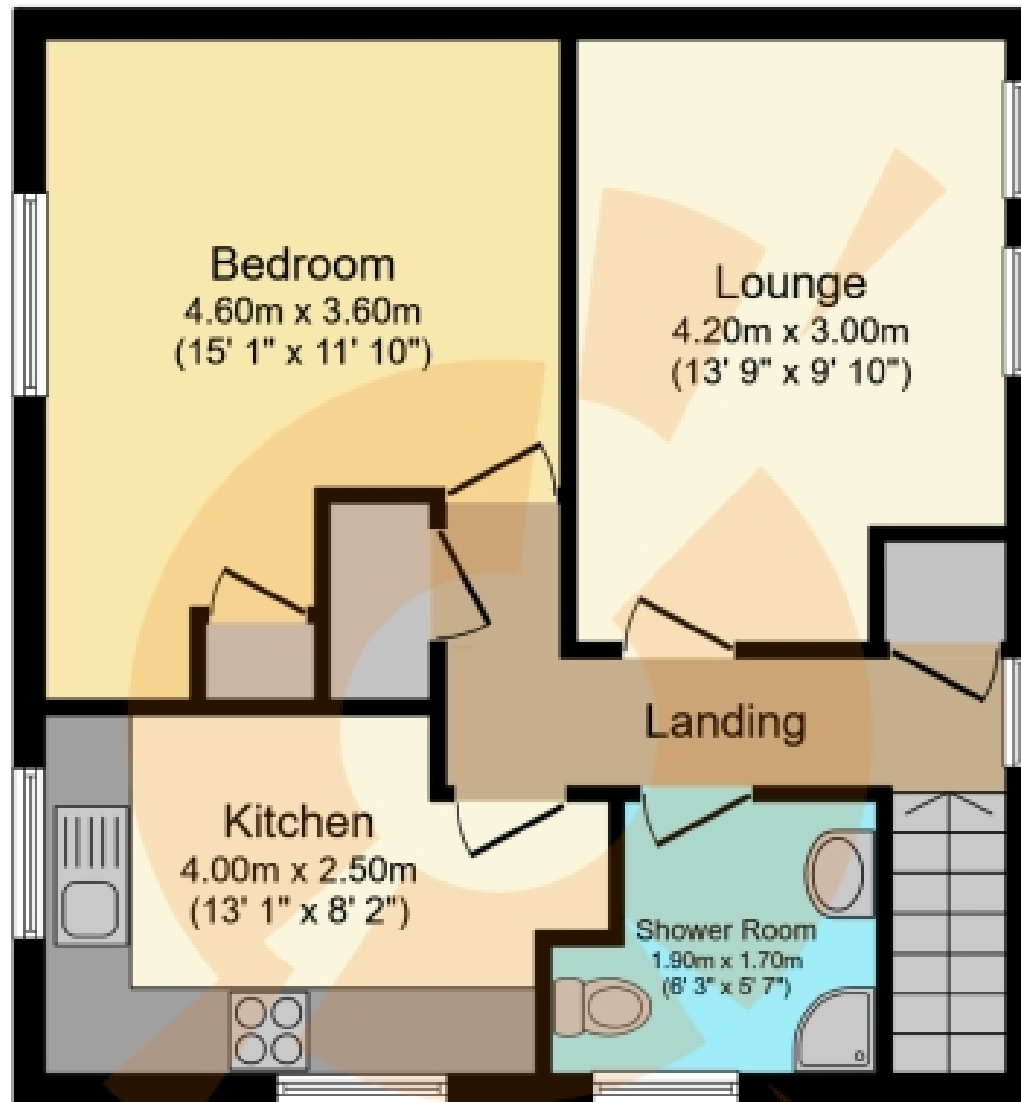
**96 Drumry Road, Clydebank**

**Offers Over £55,000**









Floor Plan  
Floor area 48.2 m<sup>2</sup> (519 sq.ft.)

TOTAL: 48.2 m<sup>2</sup> (519 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

\* REFURBISHED UPPER COTTAGE CLYDEBANK APARTMENT \* NEWLY INSTALLED KITCHEN (2019) & BATHROOM (2024) \* GREAT LOCAL TRANSPORT LINKS & AMENITIES CLOSEBY \* Please contact your personal estate agents, The Property Boom, for much more information and a copy of the home report.

Here's what our clients love about their home... "Living in this house has been a joy. It was our first buy and we are only leaving to go back to our home country. Our peaceful neighborhood is nestled in a tranquil area. In this house we have spent a lot of time because now we're both working from home, and that was ideal. We used to sleep so well because of the lack of streets on the side of our bedroom (same side of the kitchen), facing a tree which we'll miss! The house is very warm during the cold season so we loved spending our cosy winters there. Neighbours are kind, friendly yet very discreet. We also enjoyed very much how practical the location is! We were just a short walk from three train stations and several bus stops, making commuting if needed and travel very easy and efficient. Additionally, having supermarkets, a shopping centre, other shops and farms nearby has made our shopping very easy. We could also easily reach from the West End to the Loch Lomond shores or lovely villages within 20 minutes circa. Also, in just a 10 minutes walk we were immersed in the silent countryside along Great Western road near a golf club, where we would take long walks and admire horses from a nearby equestrian centre. We have cherished the combination of quiet, comfort, and convenience that this home offers, and we hope that the new owners will fall in love with it just as we have."

Introducing No. 96 Drumry Road, Clydebank. This fantastic property is the ideal opportunity for first time buyers looking to get on the property ladder. Also great for those downsizing or investors.

Entering the property, you will find a bright entrance hallway, which has been decorated with neutral tones and fabulously well maintained. The hallway of the main home firstly takes you to the spacious lounge, which shares the same neutral tones as the close and hallway.

The kitchen is ultra-modern in design, having been recently installed in 2019. It features wood effect flooring, with wall and base mounted cabinetry, which co-ordinates perfectly with the stylish splash back tiling. There are also quality integrated appliances and a fabulous space for dining.

The apartment also features an exceptionally spacious double bedroom, benefiting from in built storage solutions. The shower room is also a main feature of this property, having been newly installed this year, it is contemporary in design, and boasts a matt black finish, paired with a brushed gold tap. The shower room comprises of a wash hand basin, encased within a stylish vanity unit, a walk in shower and a w.c.

To the rear of the property, is a strip of private rear garden, the ideal space for pets and entertaining guests. There is also a larger communal area, which has been well maintained by neighbours and our client.

The property further benefits from gas central heating and double glazing throughout.

For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website. The property is ideally located within walking distance of Drumry train station and main bus services, providing direct transport 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.

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.

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