

Fantastic two bedroom upper cottage

Early viewing recommended







23 Macdonald Crescent

Clydebank, G81 1DB

Scan Here!

2 BED

1 BATH

PRIVATE GARDEN

ENERGY D EPC RATING

McEwan Fraser Legal

Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
0141 404 5474
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available

23
Macdonald Crescent

We are delighted to offer to the market this two bedroom upper cottage flat. The accommodation comprises: a bright and spacious lounge, large kitchen, recently refurbished bathroom, two double bedrooms, utility room and a partially floored attic space.

The spacious lounge, with gas fire, is flooded with natural light. In the kitchen, the floor to ceiling units provides excellent storage and there is an electric hob/ oven and ample space for a washing machine and fridge freezer. The bright, fully tiled bathroom has a white suite and benefits from an electric shower over the bath. There are two good-sized double bedrooms providing room for a growing family. To ensure there is no clutter there is a handy utility room off the hallway which houses the gas boiler. There is also a partially floored attic. Double-glazing and gas central heating keeps the property warm and comfortable. The property also benefits from a single car driveway and its own garden to the side and back. Early viewing is advised for anyone looking for a fantastic first time buyer's property or great buy to let investment. Part exchange available.

Within walking distance of the property are good local amenities. There are also great transport links via bus and rail to Glasgow city centre: Yoker train station is 0.9 miles away and Clydebank train station is 1.1 miles away. The M898 motorway network is only a short drive away meaning all areas of the city and central Scotland are easily accessible.



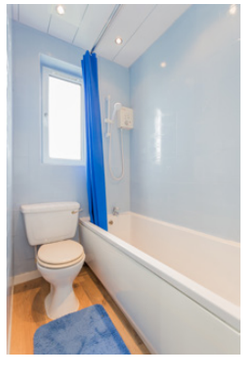




"...The spacious lounge, with gas fire, is flooded with natural light..."





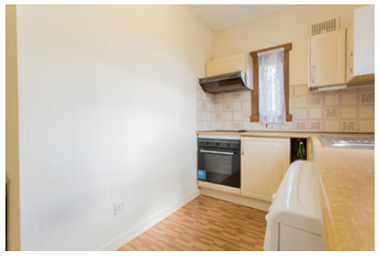






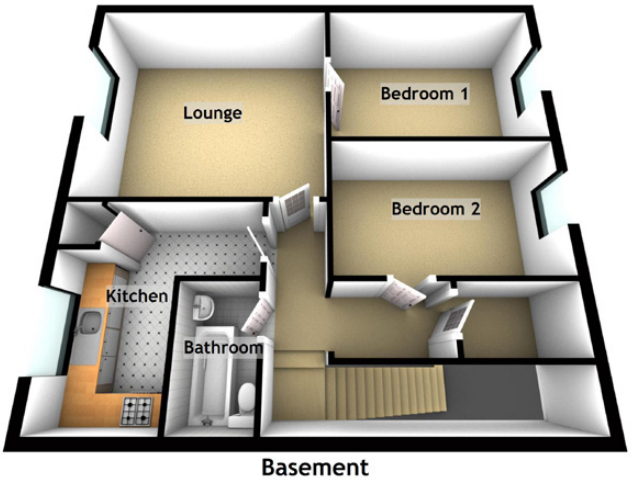




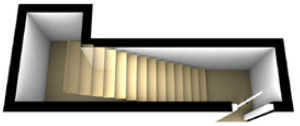


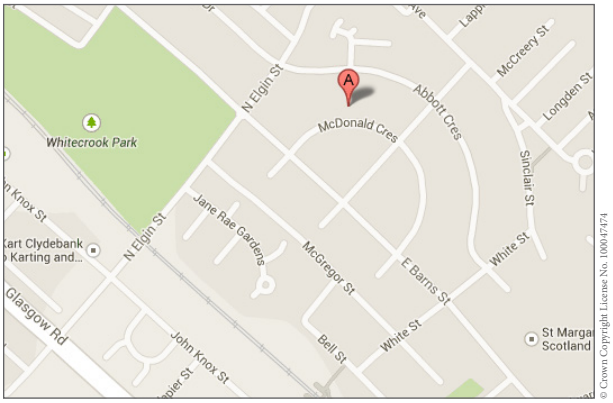


Ground Floor



Basement





APPROXIMATE DIMENSIONS

(Taken from the widest point)

Lounge	4.50m (14'9'') x 4.10m (13'5'')
Kitchen	3.40m (11'2'') x 3.40m (11'2'')
Bedroom 1	4.00m (13'1'') x 2.90m (9'6'')
Bedroom 2	4.00m (13'1'') x 2.50m (8'2'')
Bathroom	2.30m (7'7'') x 1.30m (4'3'')

McEwan Fraser Legal

Solicitors & Estate Agents

Claremont House, 130 East Claremont Street
Edinburgh, EH7 4LB
Telephone: 0131 524 9797
Fax: 0131 556 5129
Email: info@mcewanfraserlegal.co.uk
www.mcewanfraserlegal.co.uk

GOLD SCOTLAND ESTATE AGENCY of the YEAR 2014 — THE SUNDAY TIMES

GOLD SCOTLAND ESTATE AGENCY of the YEAR 2013 — THE SUNDAY TIMES

GOLD SCOTLAND ESTATE AGENCY of the YEAR 2012 — THE SUNDAY TIMES

Part Exchange

If you are interested in this property and have a property to sell, please call 0131 524 9797 or complete our online form to receive a Part Exchange value on your own property.

The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
GRAEME NIMMO
Surveyor



Professional photography
GARY CORKELL
Photographer



Layout graphics and design
EMMA PATRIZIO
Senior Designer