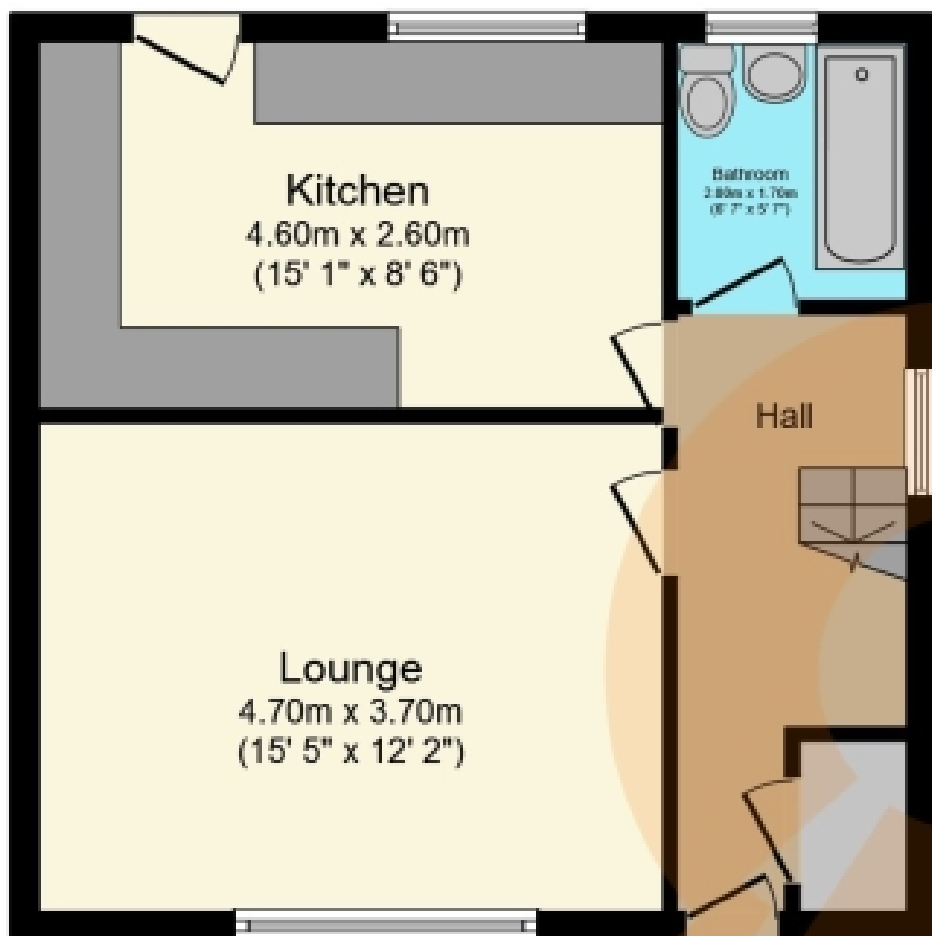




**75 Kirkwood Avenue, Clydebank**

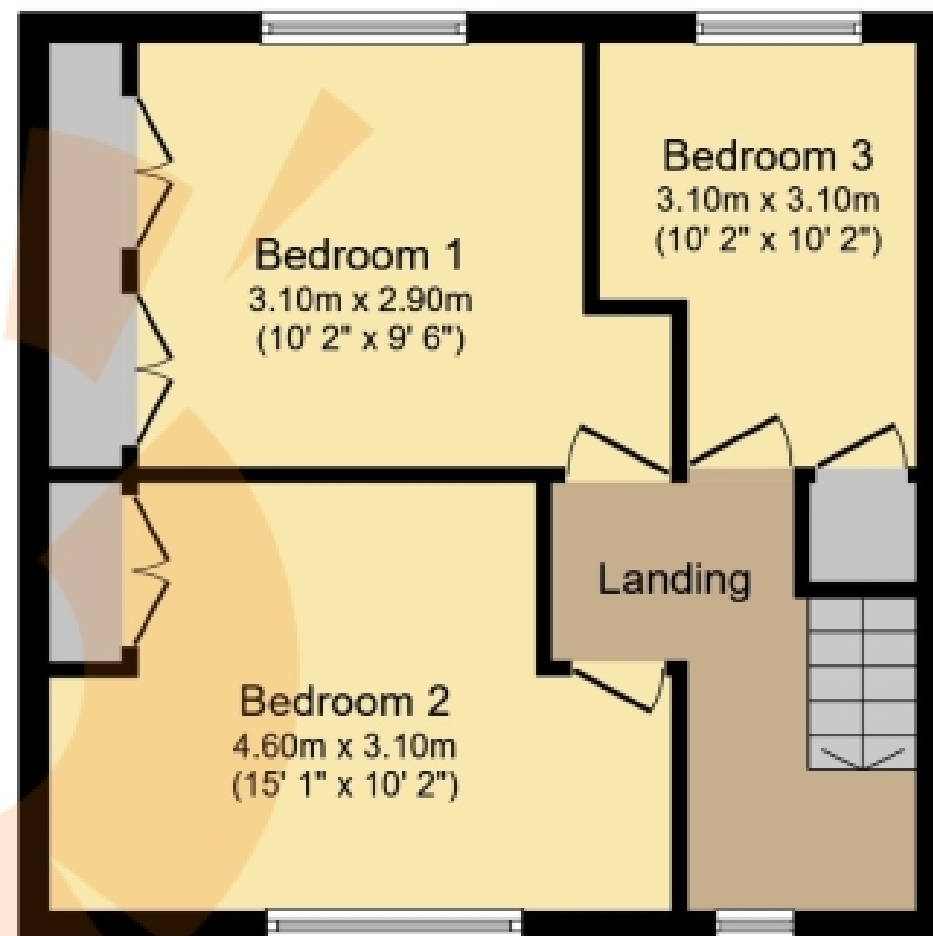
**Offers Over £145,000**





### Ground Floor

Floor area 41.0 m<sup>2</sup> (441 sq.ft.)



### First Floor

Floor area 40.9 m<sup>2</sup> (441 sq.ft.)

**TOTAL: 81.9 m<sup>2</sup> (882 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

Here's what our clients loved about their home...It's amazing to have sunshine from sunrise to sunset. The outside space is great and we've had many nights around the fire pit. The cherry blossom trees in spring are stunning and our neighbours are amazing. It's been handy just having a 4 minute walk to the train station which takes you to the West End in under 20 minutes. It's such a quiet location as it's not a through road. I'm hope the next owner will be as happy as we have been.

Situated within the ever-popular Clydebank locale, No. 75 Kirkwood Avenue is a wonderful semi-detached home providing spacious and flexible accommodation over two levels. The property boasts no onward chain and presents itself as a great family home, or first-time purchase.

To the front, there is an extensive multi-car driveway and walkway leading to the front entrance. Upon entering, you are welcomed through a bright reception hallway leading to the lounge in the first instance. The family lounge is superbly spacious and filled with natural sunlight, coming through the large double glazed window formation.

The dining kitchen is fitted with ample base mounted units paired with contrasting worktops, and there is further space for freestanding appliances where desired.

Completing the ground level is a fully tiled family bathroom comprising of a Whirlpool bathtub with overhead shower, W.C. and wash hand basin.

Climbing the staircase to the upper level, you will find three generous double bedrooms which all boast excellent in-built storage.

To the rear is a fabulously low maintenance garden, offering the perfect space for children and pets alike. The large sociable patio area offers the perfect spot for outdoor entertaining/dining alfresco, and there is a manicured lawn section.

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.

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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