



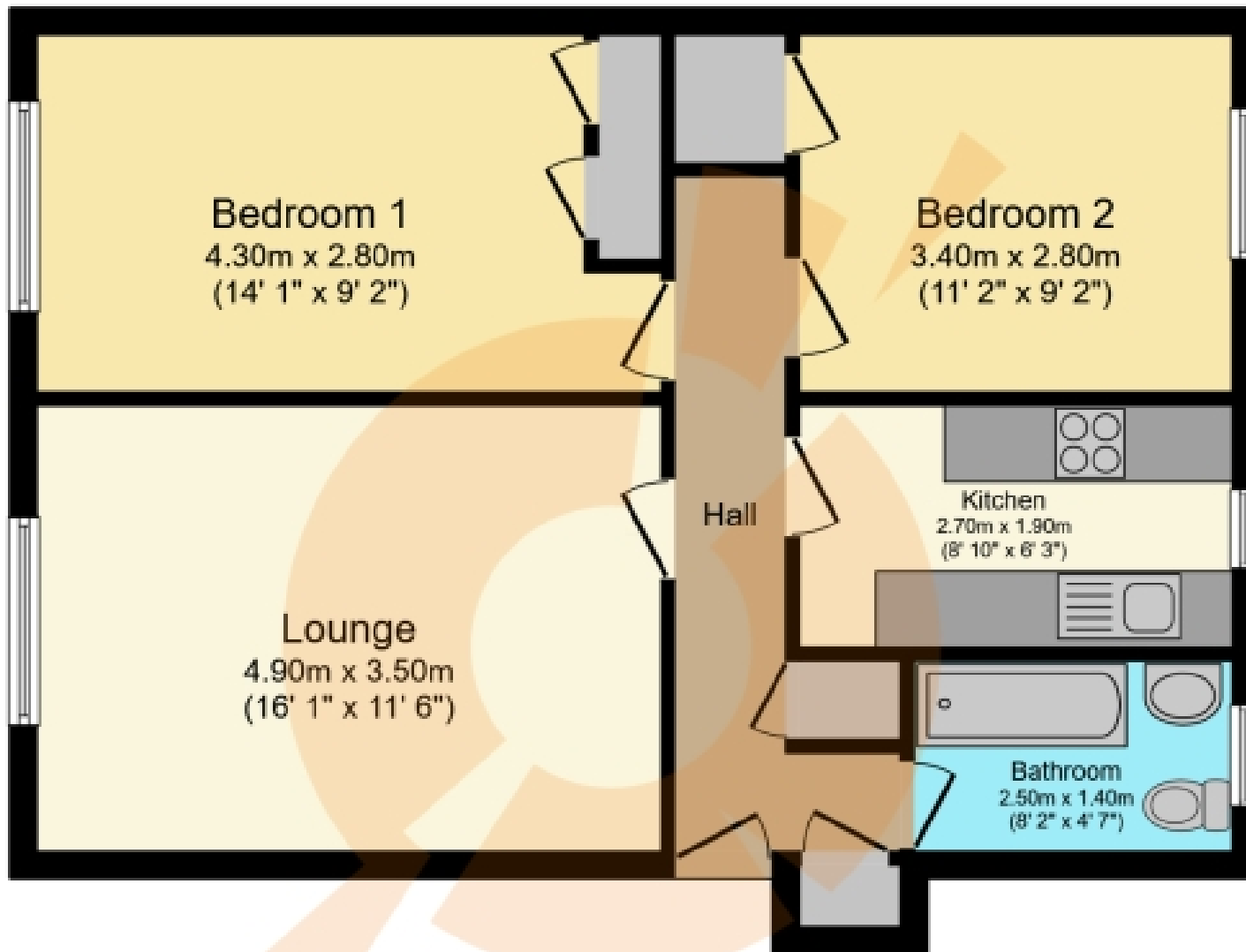
**1/10 New Street, Clydebank**

**Offers Over £75,000**









## Floor plan

Floor area 60.5 m<sup>2</sup> (651 sq.ft.)

**TOTAL: 60.5 m<sup>2</sup> (651 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

Situated within the ever-popular Duntocher locale, Flat 1, 10 New Street is a superbly spacious ground floor flat offering stylish and flexible accommodation. The property is ideally situated within a short drive of amenities & public transport links, making for a fantastic first-time purchase or buy to let investment.

To the front of the home, is a private manicured lawn section with a communal pathway leading to the secure front entrance. Upon entering the flat, you're welcomed through a warming reception hallway that provides access to all rooms within the home.

The family lounge boasts generous proportions, complimented by fresh and neutral décor for a relaxing space to unwind. The spacious dimensions of the lounge also allow for ample dining space to enjoy an evening meal with family.

The well-appointed kitchen is fitted with an array of oak effect wall and base mounted units paired with butcher block worktops for a stylish and efficient workspace. The kitchen further benefits from a quality, integrated four-ring gas cooker and oven as well plenty space for freestanding appliances desired.

Within Flat 1 are two generously proportioned double bedrooms, both boasting excellent in-built storage solutions. Completing the home internally is a modern, three-piece bathroom comprising of bathtub with overhead shower, W.C. and wash hand basin.

The extensive rear garden holds a sizeable communal drying green as well as a private decking area; perfect for enjoying during the summer months.

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

Park and ride facilities at Dalmuir Train Station are a 10-minute drive, giving direct rail links to Glasgow City and Loch Lomond area. A host of local amenities are a short drive, including the popular Clyde Shopping Centre, Great Western Retail Park and Intu Braehead Shopping Centre.

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[www.thepropertyboom.com](http://www.thepropertyboom.com)  
70 West Regent Street, Glasgow, G2 2QZ  
Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)