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**REFERENCE**  
6183

**PRICE**  
Offers over £39,995

**SELLER**  
Clients of Clydebank Estate & Letting Agents

**PROPERTY ADDRESS**  
Flat 4, 63 McColl Ave, Alexandria, G83 0HZ

**Property Misdescriptions Act:** Please note that these particulars are prepared by us on the basis of information provided to us by our client. We have not tested the electrics, Fixtures, fittings or other appliances that may be within the property, including the Central Heating. Prospective purchasers can make their own enquiry.

**VIEWING**  
By appointment only: Please contact our office at: 48 Kilbowie Road, Clydebank on 0141 952 9988.

**YOUR NEXT MOVE**

**MORTGAGES**  
If you require mortgage advice please contact our office and a member of staff can assist you further with this.

**SOLICITORS**  
We can provide preferential solicitor fees through our relationship with local solicitors.

**MARKET APPRAISALS**  
To enable you to ascertain your own purchasing power we offer a FREE valuation service. Please contact 0141 952 9988

**MONEY LAUNDERING**  
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**OFFERS**  
All offers and intimations of interest to:-  
Tel: 0141 952 9988 Fax: 0141 952 2622



**CLYDEBANK**  
Estate & Letting Agents



**Flat 4, 63 McColl Ave  
Alexandria  
G83 0HZ**

**Offers over £39,995**



Clydebank Estate And Letting Agents are delighted to bring to the market this spacious, two bedroom upper maisonette set in a quiet cul-de-sac location. This property is situated on the preferred first floor and has additional benefits of gas central heating, double glazing and external balcony area.



## Property Information

This tastefully decorated two bedroom, upper maisonette can be found well proportioned and comprises entrance hall leading off to a large lounge fitted with wooden flooring which also leads off to an external balcony area. The spacious kitchen with breakfast bar offers a wide array of floor and wall mounted units providing excellent storage. Two double bedrooms on the upper level are provided with ample cupboard space and a large fully tiled family bathroom consists

## Room Sizes

Lounge - 14ft 3in X 11ft 10in

Kitchen - 12ft 5in X 7ft

Bed One - 13ft x 9ft 6in

Bed Two - 12ft 5in x 9ft 10in

Bathroom - 6ft 4in x 5ft 11in

## Location

McColl Ave is within walking distance to Balloch Park, Lomond Shores Outlets, Rail Station, Bus Stance and Local Amenities. Vale of Leven Hospital is less than 1 mile away. Glasgow City Centre can be easily reached via train, bus or road.

