



7

The Courtyard  
16 Fleming  
Avenue

Whitecrook  
Clydebank  
West Dunbartonshire  
G81 1AJ

## Deceptively spacious, two double bedroom flat

Making for an ideal first time buy or buy to let investment



Scan Here!



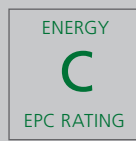
2 BED



1 BATH



PRIVATE



ENERGY

C

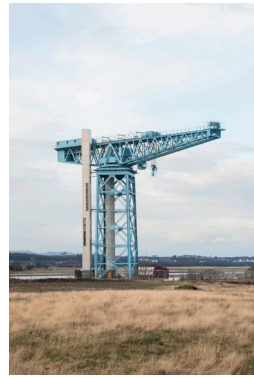
EPC RATING

# 7 The Courtyard, 16 Fleming Avenue | Whitecreek, Clydebank

The property is situated in the Whitecreek area to the West of Glasgow, which is a very sought after locale, providing an excellent selection of amenities and shops catering for all requirements. More extensive shopping can be found towards Clydebank within the highly regarded Clydebank Shopping Centre and Braehead Shopping Centre is within walking distance. Public transport facilities include bus services for travel to Glasgow and also towards Clydebank. Frequent rail travel (10 minutes to the West End) can also be found locally at Yoker Railway Station. In addition, for the motorist, there are good road links with Dumbarton Road providing direct access to the Clyde Tunnel, Clydeside Expressway and the M8 Motorway.

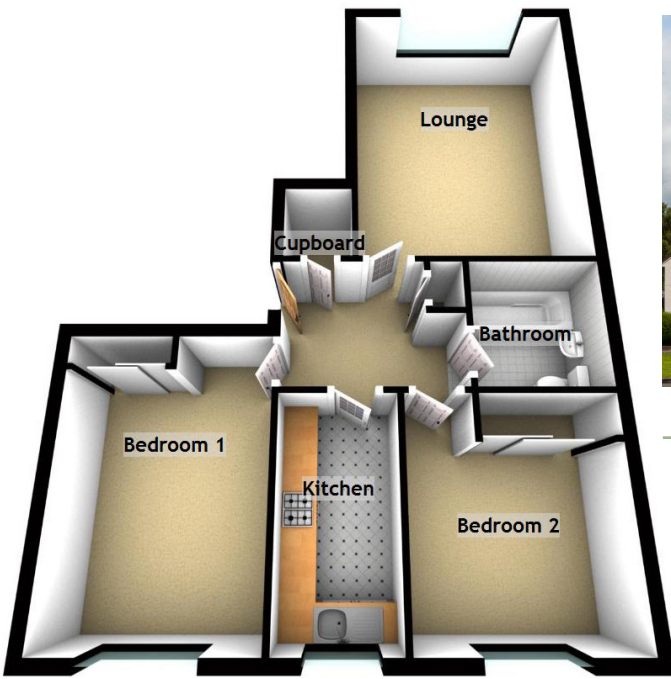
Part Exchange Available! McEwan Fraser are delighted to present this contemporary, neutral and deceptively spacious, two double bedroom flat to the market. Situated in the sought after Whitecreek area of Clydebank. The property boasts two ample double bedrooms, large reception room, modern bathroom, lots of storage and loft access. This would be an ideal first time buy or buy to let investment. The apartment is top floor and dual aspect so offers bundles of natural light and benefits from a private car park.

You enter the building through a secure entry door which leads directly from the car park at the front of the building. As you enter the property, you find a spacious hallway which has two separate storage cupboards, laminate flooring and provides access to all rooms. The main reception room is an absolute winner with your focus immediately drawn to the recently installed remote control electric fire. With a double window capturing the evening sun, the large room has plenty of space for several sofas and a six seat dining table. Truly remarkable for a modern flat! There are two ample double bedrooms which both benefit from built in wardrobes and offer space for additional furniture. The white kitchen provides good surface and storage space and all appliances are free standing. The washer/dryer, dishwasher (both approx. 18 months old), fridge freezer and cooker will stay in the property at the buyers discretion. Finally, the property has a good-sized bathroom with a beige three piece suite, extractor fan and shower over the bath.



Titan Crane | Clydebank Town Hall





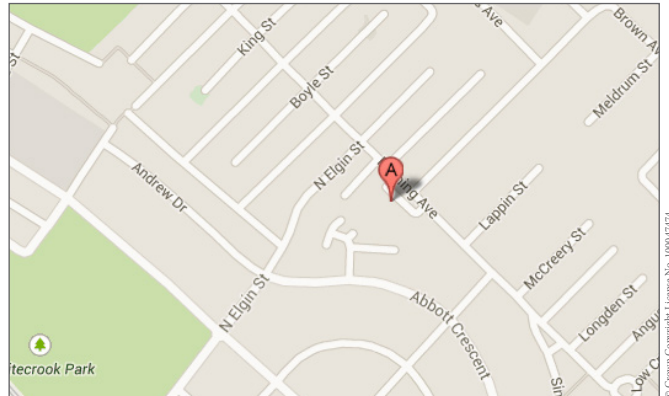
View from the property

## Floorplan & Map

### APPROXIMATE DIMENSIONS

(Taken from the widest point)

Lounge	4.81m (15'9") x 3.68m (12'1")
Kitchen	3.40m (11'2") x 1.70m (5'7")
Bedroom 1	3.84m (12'7") x 2.99m (9'10")
Bedroom 2	3.05m (10') x 2.00m (6'7")
Bathroom	1.99m (6'6") x 1.98m (6'6")



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## McEwan Fraser Legal

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## 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.

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Prospective purchasers are advised to have their interest noted through their estate agents 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. These particulars do not form part of an offer and all statements contained herein are believed to be correct but are not guaranteed and any intended purchaser must satisfy themselves as to their accuracy. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room. Any detailed measurements ought to be taken personally.

		
Text and description <b>MICHAEL MCMULLAN</b> Surveyor	Professional photography <b>JON COTTRELL</b> Senior Photographer	Layout graphics and design <b>ANDREW PALFREYMAN</b> Designer