



**122 Mallard Road, Clydebank, G81 6NA**  
**Offers Over £69,995**



Clydebank Estate & Letting Agents are delighted to present this fantastic one-bedroom flat in the ever-popular Hardgate area — offered to the market with a reliable tenant already in situ. This is an ideal opportunity for landlords and investors looking for an immediate rental return with no void period and a property that attracts consistent demand.

The flat features a bright open-plan living room and kitchen, offering a sociable layout and excellent space for modern living. The generous double bedroom provides fantastic proportions and plenty of room for furnishings, making it an appealing space for current and future tenants.

The property also benefits from a well-sized three-piece bathroom, neutrally presented and practical for everyday use. With its strong layout, great location and long-term rental appeal, this flat represents a solid and low-maintenance investment

- IDEAL INVESTMENT OPPORTUNITY
- OPEN PLAN LOUNGE & KITCHEN
- SPACIOUS THREE-PIECE BATHROOM
- POPULAR HARDGATE LOCATION
- GREAT TRANSPORT LINKS NEARBY
- PROPERTY SOLD WITH SITTING TENANT
- LARGE DOUBLE BEDROOM
- BRIGHT, WELL-PROPORTIONED ROOMS
- STRONG RENTAL DEMAND AREA

