



15 Clarence Street, Clydebank, G81 2HU

Offers over £255,000



****SOLD WITHIN 7 DAYS BY ELEVATE PROPERTY - SIMILAR PROPERTIES REQUIRED - DISAPPOINTED BUYERS WAITING****



Property Information

Welcome to No. 15 Clarence Street, situated within the popular Clydebank area. This splendid FOUR-bedroom mid terrace home offers a fantastic level of accommodation. Beautifully decorated throughout, this bright and spacious property is presented in true walk-in condition. Situated within this sought-after Clydebank address, this traditional mid terrace home has been meticulously upgraded, modernised and extended whilst retaining original traditional features.

To the front, the property has adequate on street parking and a charming front garden adorned with an array of colourful outdoor plants and flowers. Upon entering through the reception porch, you are welcomed in through to the luxurious reception hallway which leads you in the first instance to the lounge. The neutrally decorated and sumptuous family lounge boasts a feature fireplace, generous dimensions, impressive ceiling heights and a large bay window formation which engulfs this entire space with natural sunlight.

The modern, newly fitted kitchen has an array of gloss white wall and base mounted units paired with marble effect worktops, creating a fashionable and efficient workspace. The kitchen further benefits from a range of quality integrated appliances to include gas hob, oven, dishwasher, fridge freezer and further space for a free-standing washing machine. To the rear of the kitchen the sizeable extension provides an excellent space for dining and relaxation and boasts patio door access to the picturesque rear garden.

Also situated on the ground level is a generously proportioned double bedroom, which, features patio door access to the rear garden. This space is flexible and could also be utilised as a dining room or further reception room. Completing this floor, is a practical cloakroom with W.C. and wash hand basin which is conveniently tucked under the staircase.

Leading to the upper floor, the impressive stairway leads firstly to the luxury family bathroom with free-standing bath and separate walk-in shower cubicle. This area has been designed and fitted to a high specification with W.C., vanity unit and clever storage facilities. On to the upper level, there are three neutrally decorated and well-proportioned bedrooms. The master bedroom also benefits from a large bay window and excellent fitted storage.

The rear garden is fully enclosed, creating a safe and secure environment for children and pets alike. This area is easily maintained and boasts a substantial decking area, perfect for socialising and alfresco dining and large storage shed.

Ideally situated within walking distance of sought after early learning centres and primary/secondary schooling, this property is sure to appeal to families with children of various ages. West College Scotland's Clydebank Campus is also a short walk away, as are local train stations and main bus services, providing direct transport links to Glasgow City and Loch Lomond area. A host of local amenities are only minutes away, including the popular Clyde Shopping Centre and Great Western Retail Park.

We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request 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.

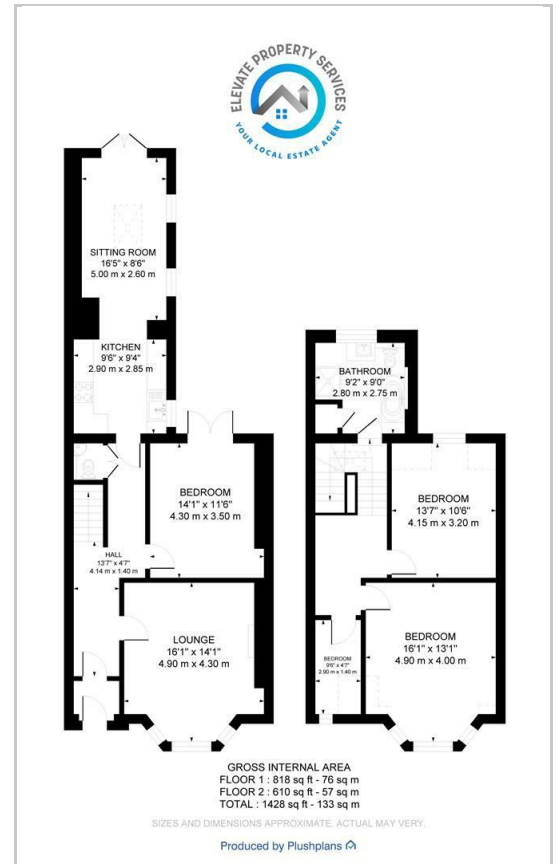
Room Dimensions

Lounge – 4.90m x 4.30m
 Kitchen – 2.90m x 2.85m
 2nd Reception – 5.00m x 2.60m
 Bedroom One – 4.90m x 4.00m
 Bedroom Two – 4.30m x 3.50m
 Bedroom Three – 4.15m x 3.20m
 Bedroom Four - 2.90m x 1.40m
 Bathroom – 2.80m x 2.75m

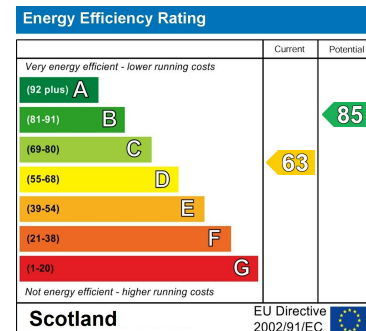
Area Map



Floor Plans



Energy Efficiency Graph



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