

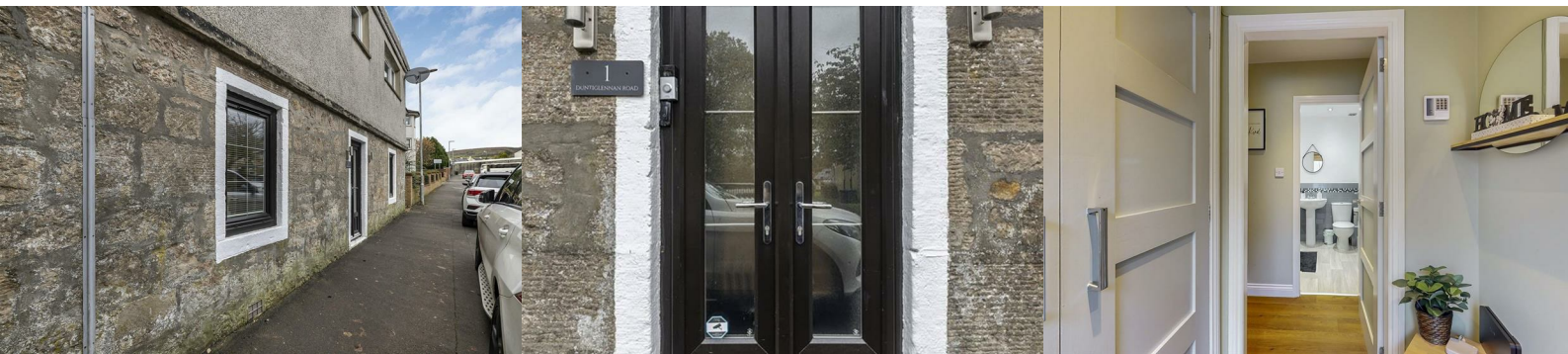


## 1 Duntiglenan Road, Clydebank, G81 6HF

Fixed Price £145,000



**\*\*SOLD BY ELEVATE PROPERTY - SIMILAR PROPERTIES REQUIRED - DISAPPOINTED BUYERS WAITING\*\***



## Property Information

Welcome to No. 1 Duntiglennan Road, situated within the highly sought-after village of Duntocher, Clydebank. This splendid TWO-bedroom lower cottage home offers a fantastic level of accommodation. With stylish decoration throughout, this stunning home is presented in true walk-in condition.

The property is located just off Duntocher main street with adequate on-street parking directly outside. This property has been renovated to a high specification with quality fixtures and fittings and many modern additions which compliment the traditional cottage features.

Entrance into the property is via a modern uPVC and glass door leading into the entrance hallway and open plan lounge and kitchen. The lounge has been beautifully decorated, with many retained cottage features, creating such a homely feel to this room. To the rear of the lounge, the modern fitted kitchen boasts an array of wood-effect wall and base mounted units paired with a marble effect worktop. Featuring an Aga range cooker and breakfast bar for modern dining, this really is a fashionable and efficient workspace. The kitchen further benefits from an integrated washing machine and free-standing Fridge Freezer. Access to some outdoor space is via a door to the rear of the kitchen.

The property is further complimented with two attractively decorated bedrooms, both of which boast inbuilt storage facilities. The master bedroom also benefits from a luxurious ensuite shower room. With quality fixtures and fittings, this has been designed to a high specification and consists of walk-in shower cubicle, vanity unit and W.C. The generous family bathroom has been charmingly designed with relaxation in mind and comprises of bathtub, wash basin and W.C. The property further benefits from smartly designed storage facilities throughout. There is also the advantage of gas central heating and double glazing, creating a lovely warmth all year round.

Ideally situated within walking distance of local bars and restaurants and highly sought after schooling, this property will appeal to variety of purchasers, including families with children of various ages. Also, with excellent transport links to local shopping centres, or further afield to Glasgow City and Loch Lomond area, the location is ideal for a host of purchasers.

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.

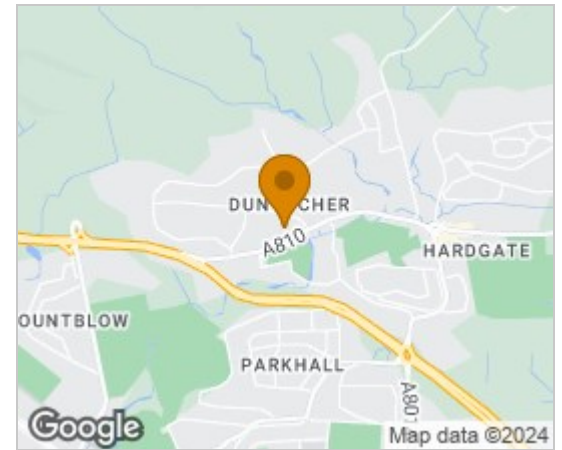
## Room Dimensions

Lounge/Kitchen – 6.59m x 3.71m  
Bedroom One – 3.52m x 3.42m  
Bedroom Two – 3.83m x 3.32m  
Bathroom – 2.03m x 2.00m  
En-Suite - 2.03m x 1.67m

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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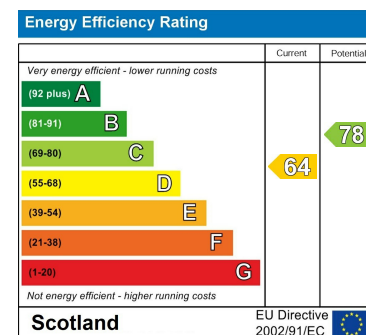
## Area Map



## Floor Plans



## Energy Efficiency Graph



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