



## 10 Breval Crescent, Clydebank, G81 6PA

Offers over £174,995



\*\*Fantastic THREE bedroom semi-detached home\*\* This sought after accommodation over two floors within the popular Hardgate/Clydebank area is sure to appeal to a variety of purchasers. With Matterport Tour and HDVR Property Tour available, please contact Elevate Property Services for more information.



## Property Information

Welcome to No. 10 Breval Crescent, situated within the sought-after Hardgate/Clydebank area. This splendid THREE-bedroom semi-detached home is presented to market with neutral decoration throughout.

To the front of the property is a small garden and driveway leading to sizeable garage. Upon entering, through the modern uPVC door, you are welcomed in through to the reception hallway which leads you in the first instance to the neutrally decorated lounge. This relaxing space boasts impressive ceiling heights and large dual aspect windows which flood this entire space with natural sunlight. To the rear of the lounge, there is a space, currently used for dining, however, this could also be utilised for home office etc.

The modern fitted kitchen has been extended to create a generous space and boasts an array of cream wall and base mounted units paired with oak effect worktops. The kitchen further benefits from an integrated gas hob, electric oven and extractor fan and space for free standing appliances. With two windows and glass panel door providing access to the rear garden, there is an abundance of natural light filling this room. Completing this floor, is an attractive, fully tiled family bathroom comprising of a walk-in shower cubicle, wash basin, W.C. and electric shower.

On the upper level, there are three neutrally decorated and generously proportioned bedrooms, two of which benefit from excellent built-in storage. Additional storage facilities are also available within the loft area.

The rear garden is fully enclosed with lawn and patio sections, creating a safe and easily maintained environment for children and pets alike. The garage is easily accessible from both the side and rear of the property.

Ideally situated within walking distance to a host of amenities and sought after primary and secondary schooling, this property will appeal to a 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.

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 or a copy of the Home Report.

Any areas, measurements or distances quoted are approximate and floorplans 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 - 4.47m x 3.10m

Kitchen - 2.68m x 2.53m & Extension 2.44m x 1.80m

Bedroom One - 3.01m x 2.57m

Bedroom Two - 3.63m x 2.18m

Bedroom Three - 2.85m x 2.39m

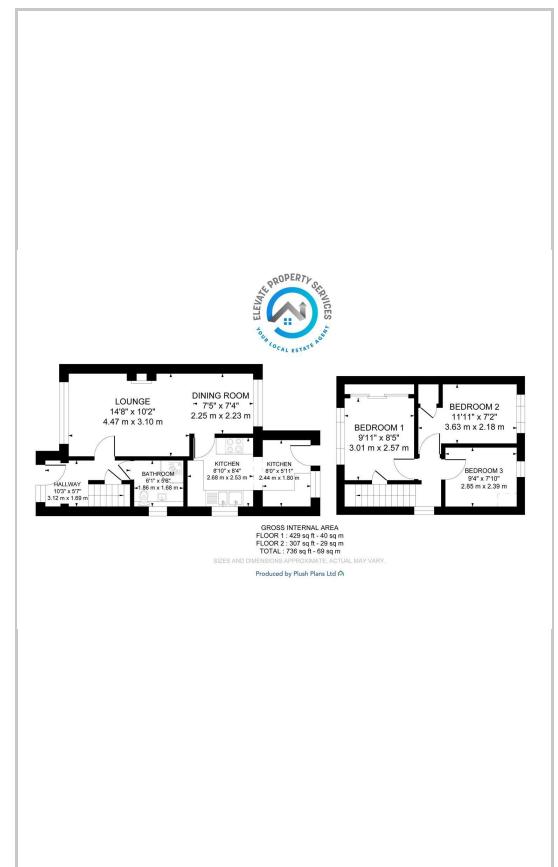
Dining Room - 2.25m x 2.23m

Bathroom - 1.86m x 1.68m

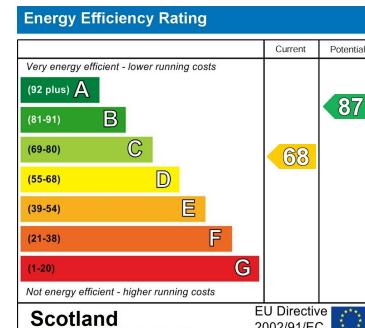
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.