



## 24 Overtoun Road, Clydebank, G81 3RE

Offers over £310,000



\*\*SOLD AT CLOSING DATE - SIMILAR PROPERTIES REQUIRED\*\* Highly sought after FOUR bedroom detached bungalow. This seldom available accommodation within this popular address 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. 24 Overtoun Road, situated within a highly sought after area. This splendid FOUR bedroom detached bungalow with generous dimensions throughout has the potential to be a fantastic family home.

To the front, the property benefits from a mature garden with lawn and mono-bloc multi-car driveway leading to a substantial garage. Upon entering, through the entrance porch with storm doors, you are welcomed in through to the spacious reception hallway. The lounge is quietly situated to the rear of the property, overlooking the picturesque garden grounds. With recessed dining area, this is a perfect space for relaxation or entertaining.

The fitted galley style kitchen hosts an array of wall and base mounted units along with a convenient pantry creating plentiful storage facilities. The kitchen further benefits from an integrated hob and oven and adequate space for free standing appliances. With two windows and glass panelled doors, there is an abundance of natural light filling this room.

Three generously proportioned bedrooms are available on the ground floor, two of which have the advantage of feature bay windows. One of these rooms, could equally be utilised as a second reception room if preferred. Completing this floor, is a fully tiled family bathroom with shower over bath, wash hand basin and W.C.

A fixed staircase in the lounge area leads to the accommodation on the upper floor. This bedroom which is flexible for a variety of uses boasts a convenient ensuite shower room. A further storage room is available on this level which would be perfect as a walk-in dressing room.

The mature rear garden is impressive in dimensions with large lawn area, flower beds and greenhouse. There is ample space for extension of this property to the rear subject to the required planning consents.

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, Glasgow Airport 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

Ground Floor -

Living Room - 6.51m x 3.43m

Dining Room - 3.66m x 2.63m

Kitchen - 5.74m x 2.49m

Bedroom/Second Reception - 4.64m x 3.63

Bedroom - 4.37m x 3.68m

Bedroom - 3.55m x 2.83m

Bathroom - 2.55m x 1.90m

Attic Conversion -

Bedroom - 6.53m x 6.46m

Ensuite Shower Room - 2.50m x 1.51m

Storage Room - 6.53m x 2.78m

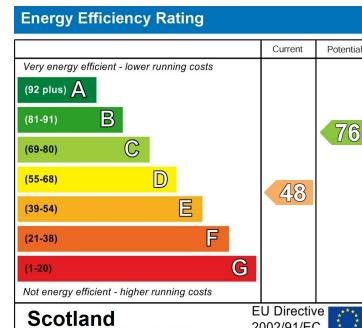
## Area Map



## Floor Plans



## Energy Efficiency Graph



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