



22 Clarence Crescent, Clydebank, G81 2DP

Offers over £224,995



Elevate Property Services are delighted to present this splendid THREE bedroom, link-detached town house property to market. Constructed in 2015 and set within a highly sought after Barratt Homes development, this property is not expected to be available for long!



Property Information

Welcome to No. 22 Clarence Crescent, this splendid THREE bedroom link-detached town house provides flexible accommodation over three floors and is sure to appeal to a variety of purchasers. This property has been freshly decorated and floored throughout, creating a clean and bright family home.

Access through the secure double gates, leads to the multi-car driveway and easily maintained gardens with mono-bloc paving, lawns and seating area. Upon entering, you are welcomed into the reception hallway which leads you in the first instance to the accommodation on the ground floor. Two well-proportioned bedrooms are available on the ground floor, both of which benefit from fitted wardrobes. The larger of the rooms also boasts a modern ensuite shower room, comprising of walk-in shower cubicle, wash hand basin and W.C. A separate cloakroom with wash hand basin and W.C.

A carpeted staircase leads to the accommodation on the first floor and firstly to the spacious lounge. A Juliette balcony and terrace with outdoor seating area just off the lounge creates a bright and open feel to this space. The modern fitted kitchen hosts an array of cream wall and floor units and integrated gas hob, oven and extractor fan. Ample space is available for a compact dining table and a free-standing washing machine and fridge-freezer. A shower room with walk-in shower cubicle, wash hand basin and W.C completes this floor.

The second floor of this property must be seen to appreciate the space on offer. Boasting a double bedroom with fitted storage, a modern bathroom and private roof top terrace, this is a truly lovely space.

Perfectly situated within walking distance of highly sought after primary and secondary schooling, this property will particularly appeal to 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 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

Ground Floor -

Bedroom One - 3.48m x 3.46m

Ensuite - 1.93m x 1.61m

Bedroom Two - 3.48m x 2.57m

WC - 1.75m x 1.57m

First Floor -

Lounge - 3.91m x 3.48m

Kitchen - 3.48m x 2.72m

Shower Room - 2.20m x 1.69m

Balcony - 4.80m x 3.60m

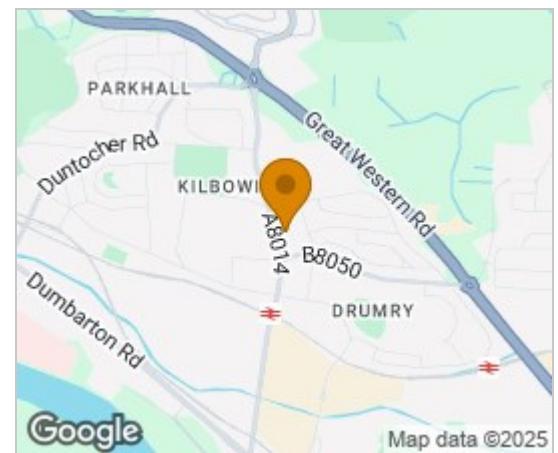
Second Floor -

Bedroom Three - 3.48m x 2.74m

Bathroom - 1.91m x 1.51m

Roof Terrace - 3.77m x 3.63m

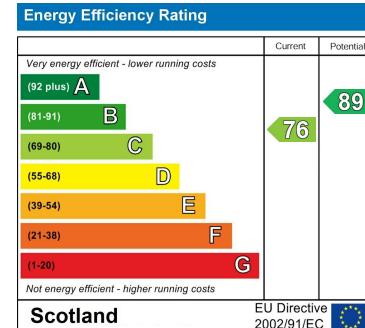
Area Map



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.

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