



## 130 Beeches Road, Clydebank, G81 6JH

Offers over £204,995



Elevate Property Services are delighted to present this splendid THREE bedroom semi-detached property to market. This highly sought after accommodation located within the popular Duntocher area is sure to appeal to a variety of purchasers and is not expected to be available for long!



## Property Information

Welcome to No. 130 Beeches Road, situated within the sought-after Duntocher (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 superb resin driveway providing private parking for at least two cars. 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 hosts an array of wall and base mounted units paired with laminate worktops. The kitchen further benefits from space for a free-standing cooker, washing machine, fridge and freezer. With two windows, there is an abundance of natural light filling this room. Completing this floor, is a fantastic conservatory with patio doors providing access to the rear garden.

On the upper level, there are three neutrally decorated bedrooms, two double rooms and one single room. A fully tiled shower room completes this floor and comprises of a walk-in shower cubicle, wash basin and W.C. This property also benefits from excellent storage facilities with additional storage space within the loft area.

The rear garden is mainly paving and is fully enclosed, creating a safe and easily maintained environment for children and pets alike. The substantial garage space is suitable for a variety of uses such as utility room, workshop etc.

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 - 4.16m x 4.06m  
Dining Room - 3.52m x 2.65m  
Kitchen - 3.52m x 2.33m  
Conservatory - 3.75m x 2.50m  
Bedroom One - 3.53m x 3.08m  
Bedroom Two - 4.15m x 3.08m  
Bedroom Three - 3.11m x 2.38m  
Shower Room - 2.03m x 2.03m

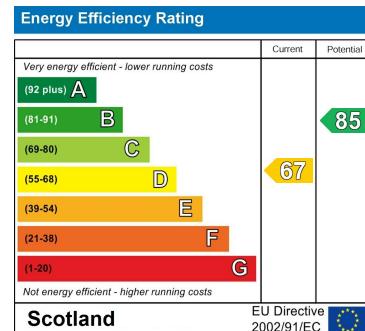
## Area Map



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.