



## 38 Davidson Street, Clydebank, G81 1BB

Offers over £154,995



Elevate Property Services are delighted to bring this splendid THREE bedroom mid terrace property to market. Offering spacious and desirable accommodation within a popular Clydebank area, this property is not expected to be available for long!





Property Information

Welcome to 38 Davidson Street, this spacious property is presented to market in walk-in condition and is sure to appeal to a variety of purchasers.

To the front of the property is a low maintenance garden leading to the modern uPVC door. Upon entry into the welcoming hallway, a storage area is available to the side, perfect for storing outdoor garments. The neutrally decorated lounge benefits from a compact dining space and a large window which floods this space with natural sunlight. This room also benefits from a built in media wall and decorative fireplace, creating a warm cosy feel.

The modern fitted kitchen boasts an array of gloss wall and base units and ample workspace. The kitchen further benefits from an integrated gas hob, oven and extractor fan. Ample space is available for a free-standing washing machine, dishwasher and fridge freezer. Access to the splendid, south facing rear garden is also via the kitchen. Completing this floor is a newly fitted family bathroom, designed to a high specification with quality fixtures and fittings, comprising of a bathtub with rainfall shower over, vanity unit and W.C.

On the upper level, the property is further complimented with three generous double bedrooms, two of which boast in-built in storage. Further storage is also available within the attic area. The property also benefits from double glazing and gas central heating throughout.

The south facing rear garden is fully enclosed, creating a safe and secure environment for children and pets alike. This area has been designed to be low maintenance with patio, lawn and decking areas, perfect for socialising and al-fresco dining.

Ideally situated within a short distance of sought after schooling, this property will particularly appeal to families with children of various ages. Also, with excellent transport links, including a local bus service to local shopping centres, or further afield to Glasgow City and Loch Lomond area, the location is sure to appeal to a variety 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 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 - 4.09m x 4.04m
- Kitchen - 4.09m x 2.22m
- Bedroom One - 4.55m x 2.82m
- Bedroom Two - 4.09m x 2.58m
- Bedroom Three - 3.57m x 2.89m
- Bathroom - 2.01m x 1.65m

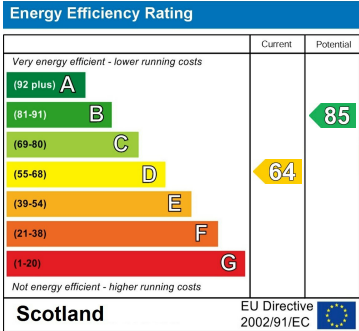
Area Map



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.