



326 Kilbowie Road, Clydebank, G81 2HZ

Offers over £249,995



Elevate Property Services are delighted to present this stunning THREE bedroom mid-terrace property to market. This traditional sandstone home within the popular Clydebank area is in true walk-in condition and must be viewed to appreciate the level of accommodation on offer.



Property Information

Welcome to No. 326 Kilbowie Road, situated within the popular Clydebank area. Beautifully decorated throughout, this bright and spacious property is presented in true walk-in condition.

Situated within this sought-after Clydebank address, this traditional mid terrace home has been meticulously upgraded and modernised whilst retaining many original traditional features. To the front, the property has a low maintenance lawn garden leading to double storm doors which provide access into the entrance porch.

Upon entering, you are welcomed in through to the luxurious reception hallway which leads you in the first instance to the lounge. The neutrally decorated and sumptuous family lounge boasts a feature fireplace with log fire, creating a real homely feel to this room. With generous dimensions, impressive ceiling heights and a large bay window, this is space is bright and airy. A second reception room is available to the rear of the lounge, currently utilised as a family/dining room and benefitting from a log burner and French door access to the rear garden.

The modern, newly fitted kitchen has an array of gloss white wall and base mounted units paired with marble effect worktops, creating a fashionable and efficient workspace. The kitchen further benefits from a range of quality appliances to include a range cooker, washing machine, dishwasher and fridge freezer. Access to the rear garden is also available via a uPVC and glass panelled door to the rear of the kitchen.

Leading to the upper floor, the impressive staircase leads firstly to the family bathroom on the mid floor which comprises of bath with rainfall shower over, vanity unit and W.C. On the upper level, there are three neutrally decorated and well-proportioned bedrooms. The main bedroom benefits from a large bay window and excellent fitted storage. A third bedroom also benefits from clever storage facilities with further storage available within the fully floored attic and basement areas.

The professionally landscaped rear garden of this property is a must see. With splendid decking featuring a modern glass balustrade, this area has been designed to a high specification. Whether socialising or enjoying some quiet time, this is the perfect space to enjoy some sunshine. This space is also fully enclosed and benefits from artificial grass, creating a safe and secure environment for children and pets alike. Private, off-street parking is available to the rear of this with additional on-street parking to the side of the building.

Ideally situated within walking distance of sought after primary and secondary schooling, this property is sure to appeal to families with children of various ages. West College Scotland's Clydebank Campus is also a short walk away, as are local train stations and main bus services, providing direct transport links to Glasgow City and Loch Lomond area. A host of local amenities are only minutes away, including the popular Clyde Shopping Centre and Great Western Retail Park.

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 - 5.10m x 4.04m
- Kitchen - 3.83m x 2.14m
- Family/Dining Room - 5.03m x 3.76m
- Bedroom One - 4.84m x 3.58m
- Bedroom Two - 5.21m x 4.84m
- Bedroom Three - 3.33m x 2.21m
- Bathroom - 2.22m x 2.04m

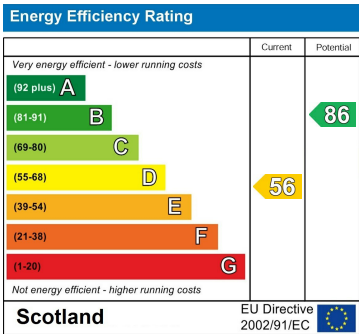
Area Map



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.