



226 Duntocher Road, Clydebank, G81 3NG

Offers over £219,995



Elevate Property Services are delighted to present this fully refurbished THREE bedroom semi-detached home to market. This highly sought after property within the popular Clydebank area is presented to market in true walk-in condition and must be viewed to appreciate the level of accommodation on offer.



Property Information

Welcome to No. 226 Duntocher Road, this splendid THREE-bedroom semi-detached home has been fully refurbished to the highest specification to create a beautiful family home.

On arrival at this property, you will get an immediate indication of the level of work completed. The building has been freshly painted and fitted with a new front door and double glazing, creating excellent kerb appeal. Ample on-street parking is available to the front and rear of the property.

Upon entering, you are welcomed into the neutrally decorated hallway with quality flooring which extends into the lounge and kitchen space. The lounge is impressive in dimensions and boasts dual aspect windows, filling this space with an abundance of natural sunlight. The contemporary kitchen benefits from an array of wall and base units and slimline worktop, creating a sleek and modern space. The kitchen further boasts new appliances, including an integrated electric hob, oven, extractor fan, fridge-freezer and space for a free-standing washing machine. Access to the rear garden and a convenient dining space is also available. Completing the ground floor, is a stunning shower room which comprises of a modern shower cubicle with rainfall shower, vanity unit and W.C. This room has been designed to a high specification with quality fixtures and fittings.

On the upper level, there are three generously proportioned bedrooms. A convenient ensuite W.C. has been a clever addition to the primary bedroom. Good storage facilities are available within the hallway, bedroom two and the attic area. The newly fitted gas central heating system and double glazing provide a lovely warmth all year round and deliver a positive energy efficiency rating.

Substantial garden grounds are available to the front, side and rear of the property, ensuring that nice weather can be enjoyed at any time of day.

Ideally situated within walking distance of sought after primary and secondary schooling, this property will appeal to a variety of purchasers including families with children of various ages. Also, within walking distance to local shopping centres and with excellent transport links 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 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 - 5.50m x 4.30m

Kitchen/Dining Room - 3.69m x 3.03m

Bedroom One - 4.22m x 3.69m

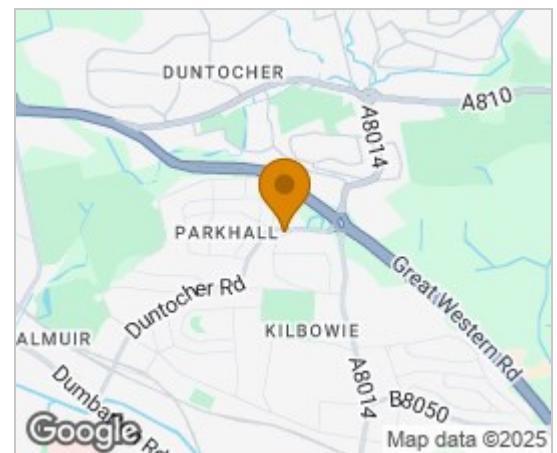
Ensuite - 1.43m x 0.90m

Bedroom Two - 4.30m x 3.08m

Bedroom Three - 3.18m x 2.71m

Shower Room - 2.00m x 1.43m

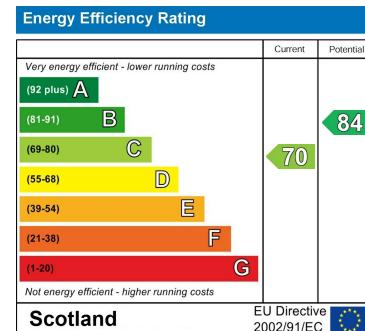
Area Map



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.