



## 56 Stewart Drive, Clydebank, G81 6AQ

Offers over £174,995



Elevate Property Services are delighted to present this splendid THREE bedroom semi-detached home to market. This highly sought after accommodation is situated within the popular Hardgate area within walking distance of a host of amenities and is sure to appeal to a variety of purchasers.





Property Information

Welcome to 56 Stewart Drive, this beautiful home with neutral decoration throughout, is presented to market in true walk-in condition and is sure to appeal to a variety of purchasers.

To the front of the property, a low maintenance garden is available. Upon entering through the modern uPVC door, you are welcomed into the reception hallway which leads you in the first instance to the spacious lounge. This relaxing space boasts a large window to the front and French door access to the rear garden which flood this space with natural sunlight. The splendid, fitted kitchen has an array of white wall and base units paired with a wood effect worktop, creating a fashionable and efficient workspace. The kitchen further benefits from a breakfast bar and an integrated gas hob, oven and extractor fan. Adequate space is available for a free-standing washing machine and fridge-freezer. Additional storage space is available within a full length cupboard to the rear of the kitchen. Direct access to the rear garden is also available via the kitchen. Completing this floor is a convenient cloakroom, comprising of a wash hand basin and W.C.

On the upper level, the property is further complimented with three generous bedrooms, one of which also boasts a storage cupboard. Further storage is also available within the hallway and attic area which has been fully floored, creating an excellent additional space. Completing this property, is a contemporary family bathroom, comprising of a bathtub with electric shower over, vanity unit and W.C.

The property further benefits from double glazing and gas central heating throughout.

The rear garden is fully enclosed and benefits from areas of patio, decking and artificial lawn, creating a safe and easily maintained environment for children and pets alike. With the added advantage of being South West facing, this is the perfect spot to relax and enjoy some nice weather.

Ideally situated within walking distance of sought after schooling, this property will particularly appeal to families with children of various ages. Also, within a short distance of West College Scotland, Clydebank Leisure Centre and Clyde Shopping Centre, the location is ideal. Excellent transport links are available to surrounding areas, or further afield to Glasgow City and Loch Lomond area,

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

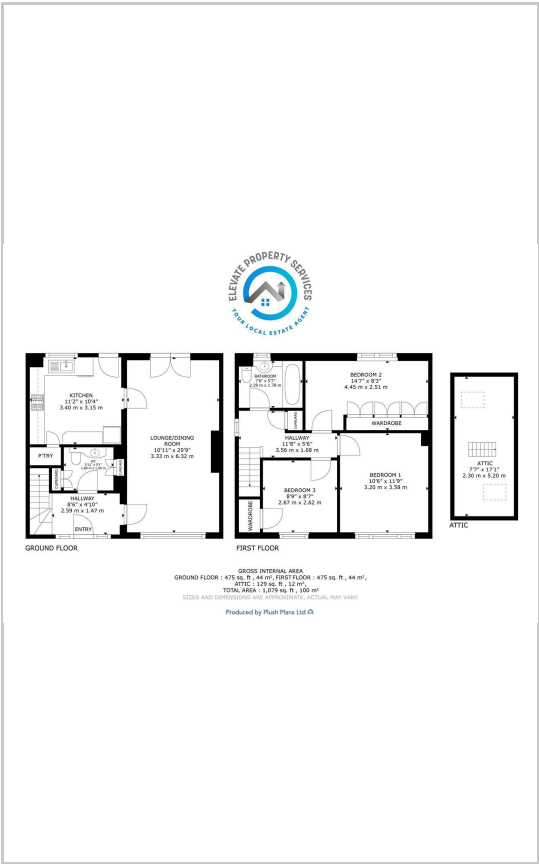
- Lounge/Dining - 6.32m x 3.33m
- Kitchen - 3.40m x 3.15m
- WC - 1.80m x 1.55m
- Bedroom One - 3.58m x 3.20m
- Bedroom Two - 4.45m x 2.51m
- Bedroom Three - 2.67m x 2.62m
- Bathroom - 2.29m x 1.70m

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.

Area Map



Floor Plans



Energy Efficiency Graph

