



## 35 Langfaulds Crescent, Clydebank, G81 5HH

Offers over £139,995



Elevate Property Services are delighted to present this splendid THREE bedroom end terrace home to market. This highly sought after accommodation is situated within the popular Faifley area and within walking distance of a host of amenities and transport links.



## Property Information

Welcome to 35 Langfaulds Crescent, this splendid home is sure to appeal to a variety of purchasers and is not expected to be available for long.

To the front, the property benefits from ample on street parking and a low maintenance lawn garden. Upon entering through the modern uPVC door, you are welcomed into the bright reception hallway which leads to the lounge in the first instance. This relaxing space boasts a large window to the front which floods this space with natural sunlight. Integral doors from rear of the lounge provide access into the dining space. This room benefits from French door access to the rear garden and could also be utilised as a home office or playroom if preferred. The modern fitted kitchen has been designed to a high specification with quality integrated appliances including fridge-freezer, dishwasher, washing machine, oven, grill, microwave and extractor fan. With an array of gloss wall and base units and an additional larder style cupboard, there is an abundance of storage available. Direct access to the south facing rear garden is also available via the kitchen. Completing this floor is a partially tiled, family bathroom which comprises of a bath with shower over, vanity unit and W.C

On the upper level, the property is further complimented by three double bedrooms, two of which also boast fitted storage. Further storage is also available within the partially floored attic area. Additional features include double glazing and gas central heating.

Ideally situated within walking distance of sought after primary schooling, this property will particularly appeal to families with children of various ages. Also, within 5-10 minutes' drive 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 floorplans are only for illustration purposes and are not to scale. Thank you.

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## Area Map



## Floor Plans



## Energy Efficiency Graph

