



## 5 Hobart Crescent, Clydebank, G81 4QJ

Offers over £164,995



**\*\*CLOSING DATE FOR FINAL OFFERS - MONDAY 9/3 @ 12.00PM\*\*** Elevate Property Services are delighted to present this splendid THREE bedroom semi-detached villa within the popular Mountblow area to market. This rarely available property is presented to market in walk-in condition and is sure to appeal to a variety of purchasers. Early viewing is highly recommended as this property is not expected to be available for long!



## Further Information

To the front of the property, there is a low-maintenance private garden alongside a paved driveway. Entry is via a modern composite door to the front of the home, leading into a welcoming hallway with the accommodation split over three levels. With neutral decoration and quality flooring throughout, this property is presented to market in walk-in condition.

The spacious, bright and airy lounge is located on the ground floor and offers excellent proportions with ample space for dining. This inviting living space flows seamlessly into the sunroom, which overlooks the rear garden and enjoys lovely open views. This is the perfect space to relax and enjoy family time or entertaining. A convenient storage space is available on this floor which could be flexible for a variety of uses.

The modern fitted kitchen features an array of wall and base mounted units paired with coordinating worktops, creating a clean and practical workspace. Integrated appliances include a fridge-freezer, dishwasher, washing machine, hob, oven and extractor. To the side of the kitchen, a single bedroom is available which benefits from fitted storage and offers the flexibility of being utilised as a home office, playroom etc.

A carpeted stairway leads to the accommodation on the upper level which consists of two generously proportioned bedrooms, both of which host large windows providing an abundance of natural light. The stylish family bathroom has been finished to a high standard and comprises of a bath with rainfall shower over, vanity unit and W.C.

The south-facing rear garden of this splendid property is a must see - Accessed from the ground floor and offering a combination of lawn and patio areas — ideal for outdoor dining and enjoying the warmer months. A fantastic summer house is also located within the garden and has been cleverly converted into a garden pub, making it a perfect space for entertaining. A putting area has been cleverly designed at the lower level of the rear garden utilising every space to it's potential.

Ideally situated within a short distance of well-regarded primary and secondary education, this property is sure to also appeal to families with children of various ages. A host of amenities are available within walking distance and others within a short drive away. Local train stations and main bus services are available within walking distance, providing transport links to Glasgow City, Loch Lomond and beyond.

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.

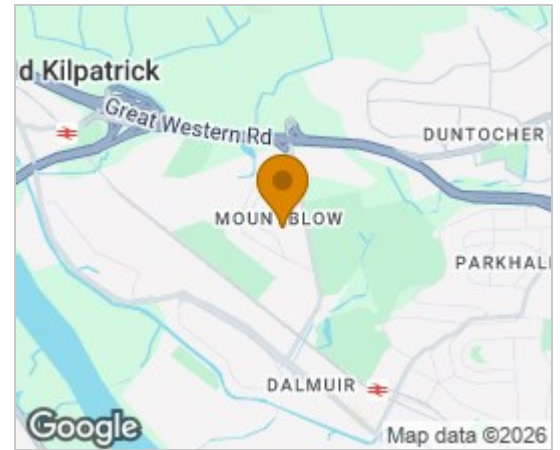
Any areas, measurements or distances quoted are approximate and floorplans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Floor Plans



## Energy Efficiency Graph

