



## 7 Briar Drive, Clydebank, G81 3HX

Offers over £224,995



Elevate Property Services are delighted to present this rarely available FOUR bedroom semi-detached villa to the market. Situated within the sought-after North Kilbowie area of Clydebank, this spacious family home is sure to appeal to a wide range of purchasers. Offering flexible family accommodation, early viewing is highly recommended for interested parties.



## Further Information

This property enjoys an elevated position on a substantial plot with a multicar driveway to the front and excellent garden space to the rear. With excellent local schooling within walking distance, this property will particularly appeal to growing families.

Upon entering, you are welcomed into a bright reception hallway which leads firstly into the spacious lounge. A large window fills this space with an abundance of natural light, creating a warm and inviting atmosphere. Positioned to the side of the lounge, the modern fitted kitchen offers a great range of wall and base units with complementary worktops, providing excellent storage and workspace. Integrated appliances include a gas hob, oven and extractor fan, with additional space available for free-standing appliances. The kitchen also provides direct access to the splendid rear garden. Completing the ground floor is a well-proportioned double bedroom, offering flexibility for use as a guest room, dining room or home office.

The upper level comprises three further generously sized double bedrooms, one of which benefits from convenient fitted storage. A fully tiled family bathroom completes the accommodation and features a shower over bath, wash-hand basin and W.C. Additional storage is available via a hallway cupboard and within the attic area.

To the rear, the substantial enclosed garden is a fantastic feature of this home. With both patio and lawn areas, it provides the perfect space for outdoor dining, entertaining and family living, while offering a safe and secure environment for children and pets.

Ideally situated within a short distance of highly sought after primary and secondary schooling, this property will particularly appeal to families with children of various ages. Also, with excellent transport links to local shopping centres, or 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.

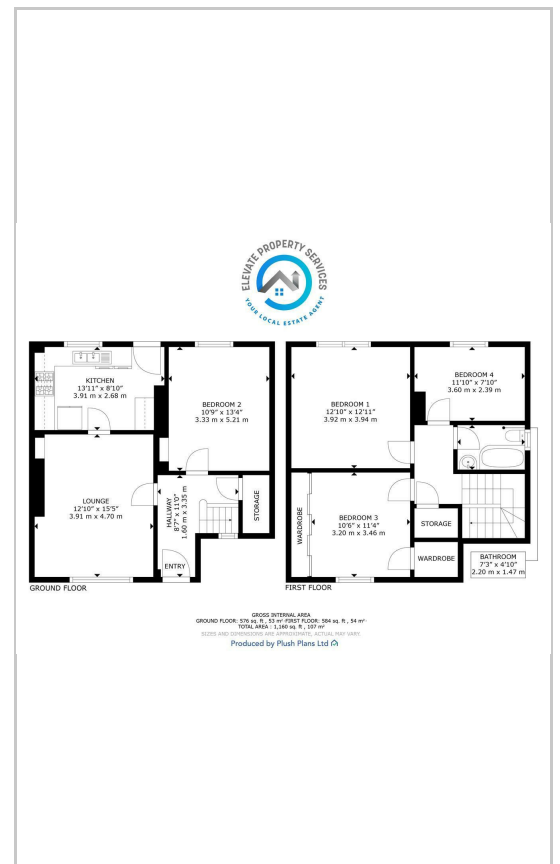
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## Area Map



## Floor Plans



## Energy Efficiency Graph

