



## Daleview Roman Road, Clydebank, G81 6BT

Offers over £349,995



Elevate Property Services are proud to present this exceptional four-bedroom detached home, occupying an elevated position within the ever-popular Duntocher area. Enjoying open outlooks and a high degree of privacy, this beautifully presented property offers spacious and flexible accommodation ideally suited to modern family living.



### Further Information

From the outset, the home makes a strong impression and benefits from a bright, open aspect to the front, while the surrounding garden grounds create a sense of seclusion and space. A paved driveway provides off-street parking for two vehicles, complemented by low maintenance landscaping and multiple outdoor seating areas that enhance both the style and practicality of the exterior.

Internally, the property opens into a welcoming reception hallway, complete with two built-in storage cupboards. The thoughtfully designed layout provides access to all apartments from a central point, offering a natural flow throughout the home. Finished in neutral tones with quality flooring, the property is presented in true walk-in condition.

The lounge is a particularly impressive space. Bright, airy and generously proportioned, with large windows that make the most of the elevated outlook and allow natural light to flood the room. There is ample space for both relaxing and dining, creating an ideal setting for everyday living as well as entertaining. This inviting space flows seamlessly through to the dining kitchen.

The modern dining kitchen forms the heart of the home, combining style and functionality. A range of wall and base units are paired with coordinated worktops, while integrated appliances include a fridge-freezer, hob, oven, grill and extractor. A breakfast bar provides a sociable focal point, with a separate dining area offering further space for hosting and family meals. Just off the kitchen, a utility/laundry area and cloakroom with W.C. add everyday convenience.

There are four well-proportioned double bedrooms, all generous in size and offering excellent flexibility. The principal bedroom is particularly impressive, featuring a walk-in wardrobe and an en-suite shower room. Three further double bedrooms are available, two of which benefit from built-in storage. One room is currently utilised as an additional sitting room or home office and features French doors opening directly onto the garden, further enhancing the versatility of the accommodation.

The family bathroom has been finished to a high standard, featuring contemporary tiling and quality fittings. A freestanding bath, separate rainfall shower, vanity unit and W.C. combine to create a stylish and relaxing space.

Externally, the garden grounds are a real highlight of the property. Surrounding the home, they offer a combination of lawn, patio and decking areas, providing ideal spaces for outdoor dining, entertaining and enjoying the warmer months. The elevated setting enhances both privacy and outlook, while a dedicated fire pit area creates a perfect spot for relaxed evenings. A discreet drying area is neatly positioned to the side, allowing the main garden to remain both functional and enjoyable.

The property is ideally situated within easy reach of well-regarded primary and secondary schooling, making it particularly appealing to families. A wide range of local amenities are available nearby, with excellent transport links via road, rail and bus providing convenient access to Glasgow City Centre, 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.

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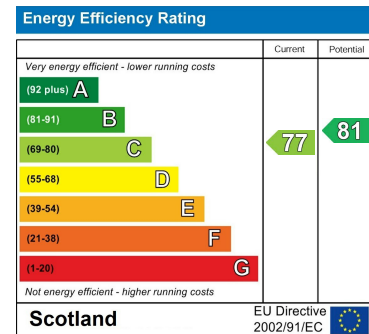
### Area Map



### Floor Plans



### Energy Efficiency Graph



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