

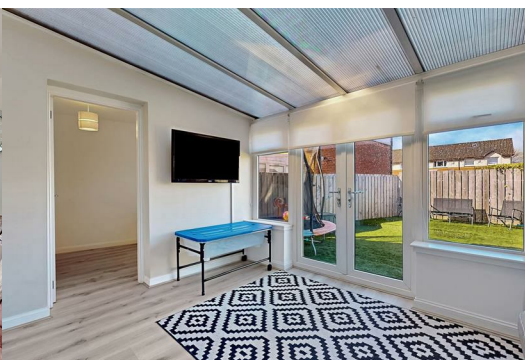


36 Jane Rae Gardens, Clydebank, G81 1HT

Offers over £214,995



****CLOSING DATE FOR FINAL OFFERS - WEDNESDAY 8/4 @ 12.00PM**** Elevate Property Services are delighted to present this extended THREE bedroom semi-detached property to market, offering an excellent level of accommodation. Located at the end of a quiet cul-de-sac within a highly sought-after development in Clydebank, this splendid home is sure to prove popular with a wide range of buyers. Early viewing is therefore recommended for all interested parties.



Further Information

To the front of the property there is a Monoblock driveway along with a beautifully presented, low-maintenance garden.

Entry to the home is via a modern composite door leading to a welcoming reception porch, which opens to the bright and spacious lounge featuring a large window that floods the room with natural light. A useful storage cupboard is located beneath the staircase and accessed from the lounge.

Positioned to the rear of the property is the modern fitted kitchen, offering an array of wall and base-mounted units paired with complementary worktops, creating excellent storage and workspace, along with a breakfast bar. The kitchen benefits from an integrated gas hob, oven and extractor fan and fridge-freezer.

The property further benefits from a conservatory to the rear which is currently utilised as an additional sitting room. This space is enhanced by windows and French doors which fill the space with an abundance of natural light and provide a pleasant outlook overlooking the rear garden. This versatile room provides a wonderful sociable space, ideal for dining, relaxing or entertaining guests. Off this room, you will find a spacious laundry/utility room which can be utilised to suit individual requirements. On the lower level, there is a spacious bedroom currently being utilised as a playroom, located just off the living room, complete with an ensuite shower room, perfect for busy families.

On the upper level there are two further well-proportioned bedrooms, both benefiting from excellent fitted storage. Completing the accommodation is a stylish family bathroom comprising a shower over bath, wash-hand basin and W.C. Excellent storage is available throughout the property, as well as within the attic space.

The fully enclosed rear garden can be accessed via French doors from the sitting room, the garden further benefits from an artificial lawn, providing a safe, low-maintenance outdoor space ideal for children and pets alike.

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.

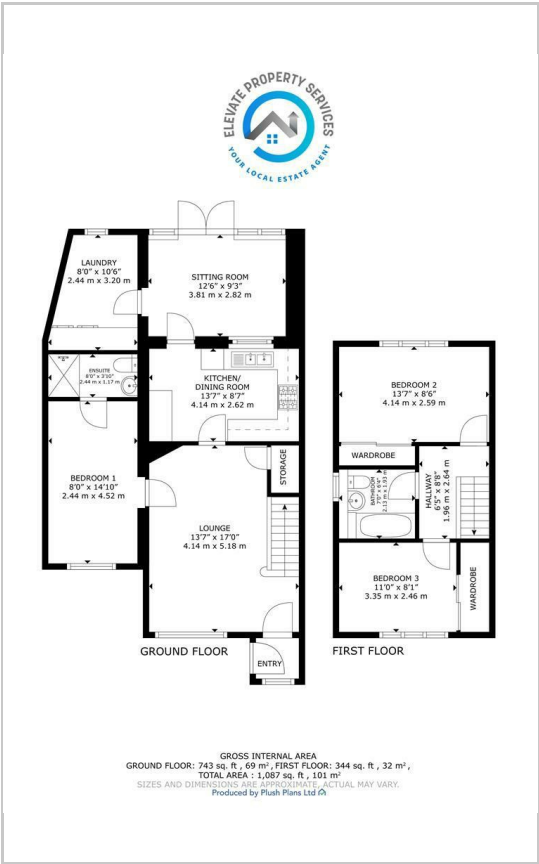
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Area Map



Floor Plans



Energy Efficiency Graph

