



6 Benbow Road, Clydebank, G81 4DP

Offers over £174,995



****CLOSING DATE FOR FINAL OFFERS - WEDNESDAY 1/7 @ 12.00PM**** Elevate Property Services are delighted to present this splendid two bedroom semi-detached home to market. Situated within a highly sought-after Clydebank locale, this attractive property offers well-proportioned accommodation throughout and is sure to appeal to a wide range of purchasers. Early viewing is therefore highly recommended.



Further Information

To the front of the property, there is a low-maintenance lawn garden alongside a private driveway providing convenient off-street parking. Entry is via the front of the property into a bright entrance vestibule, which leads directly into the lounge.

The spacious lounge is neutrally decorated and benefits from a large front-facing window, allowing an abundance of natural light to flood the room and create a warm and welcoming atmosphere. To the rear of the lounge, French doors lead into a bright sunroom, providing a versatile additional living space, ideal for relaxing, entertaining or enjoying views over the garden.

Access to the modern fitted kitchen is via the lounge. The kitchen boasts a range of wall and base units, complemented by generous worktop space to create a practical and efficient workspace. Integrated appliances include a gas hob, oven, and washing machine while additional space is available for an American style fridge-freezer. There is also ample room for dining, making this a functional space for everyday family living.

On the upper level, the property offers two well-proportioned bedrooms, both benefiting from excellent fitted storage. These bright and versatile rooms provide comfortable accommodation suitable for a variety of purchasers. Completing the accommodation is a stylish family shower room with wet-wall panelling for ease of maintenance and comprising of an electric shower within a shower cubicle, vanity unit with wash-hand basin and W.C. Additional storage is available within the attic space.

Externally, the fully enclosed rear garden has been designed with ease of maintenance in mind and features a combination of patio and decking areas. Providing a safe environment for children and pets, this attractive outdoor space is ideal for al-fresco dining, entertaining, and enjoying the warmer months.

Ideally situated within walking distance of sought after early learning centres and primary/secondary schooling, this property is sure to also appeal to families with children of various ages. The NHS Golden Jubilee Hospital is only a short walk away, as is a host of other local amenities. Dalmuir train station and main bus services are available within close proximity, providing transport links to local shopping centres and further afield.

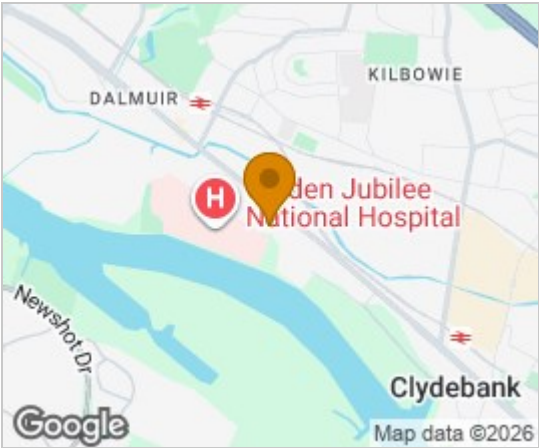
We would highly recommend an early viewing before it’s too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

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

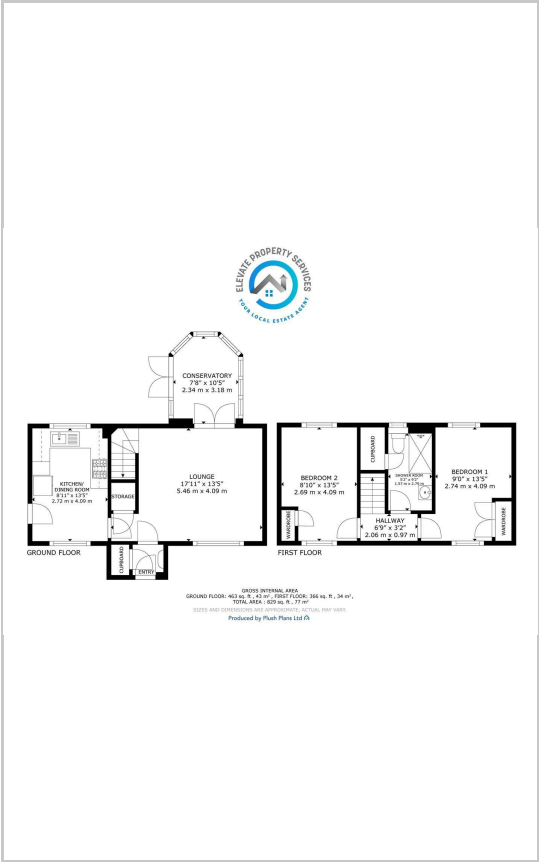
THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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

Area Map



Floor Plans



Energy Efficiency Graph

