



7 Boquhanran Place, Clydebank, G81 3BG

Offers over £199,995



****CLOSING DATE FOR FINAL OFFERS - TUESDAY 28/7 @ 12.00PM**** Elevate Property Services are delighted to present this beautifully extended three bedroom semi-detached home to market. Situated within a popular Clydebank locale and just a short walk from well-regarded primary and secondary schools. This impressive home is presented in true walk-in condition and offers spacious, contemporary accommodation perfectly suited to modern family living. Early viewing is highly recommended for all interested parties.



Further Information

Situated within a quiet cul-de-sac, the property enjoys a private driveway and attractive, low-maintenance gardens to both the front and rear. Upon entering, you are welcomed into a bright reception hallway offering excellent storage and access to the principal accommodation.

The generously proportioned lounge benefits from a large window, filling the room with natural light and creating a warm, inviting atmosphere. The impressive, fitted kitchen has been thoughtfully designed with an excellent range of wall and base units, complemented by generous worktop space. Integrated appliances include a freezer, tumble dryer, dishwasher, gas hob, extractor hood and dual eye-level oven with microwave, while additional space is available for an American style fridge-freezer. Opening into the dining area, the extension is enhanced by dual aspect windows flooding the space with natural light, creating an ideal setting for everyday family life and entertaining.

A separate utility room is also available which houses a sink and plumbing for a washer dryer, making this the perfect space for laundry. Completing the ground floor is a contemporary shower room comprising of a shower enclosure with rainfall shower, vanity unit with wash-hand basin and W.C. A skylight adds to the bright and airy feel of this space.

On the upper level are three well-proportioned bedrooms, all tastefully decorated in neutral tones and enjoying excellent natural light. Completing the accommodation is a stylish, fully-tiled family bathroom comprising a freestanding bath, vanity unit with wash-hand basin and W.C.

The private garden space is accessed directly from the kitchen and has been designed with ease of maintenance in mind. Featuring artificial lawn and ample space for outdoor seating, it provides an excellent setting for al fresco dining, relaxing and entertaining.

Ideally situated within walking distance of sought after primary and secondary schooling and a host of local amenities, including Clyde Shopping Centre and Great Western Retail Park. Excellent transport links are available, such as Dalmuir and Singer train stations and main bus services, providing direct transport links to Glasgow City and Loch Lomond area.

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.

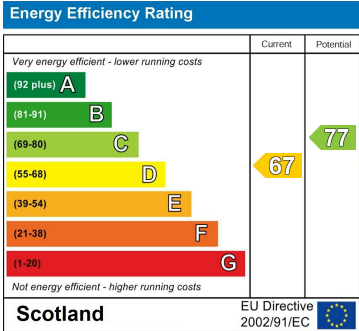
Area Map



Floor Plans



Energy Efficiency Graph



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.