



44 Perth Crescent, Clydebank, G81 4QQ

Offers over £169,995



Elevate Property Services are delighted to present this charming three-bedroom semi-detached villa to market. Situated within a popular residential area of Clydebank, this well-maintained home enjoys a convenient location within walking distance of well-regarded schools, local amenities and excellent transport links. Early viewing is highly recommended for all interested parties!



Further Information

To the front, the property enjoys ample on-street parking and a lawn garden with open outlook. Entry is via a modern uPVC/composite door into a welcoming reception hallway, providing access firstly to the lounge. The spacious lounge is enhanced by large front-facing windows, allowing natural light to fill the room and creating a warm and inviting setting. Offering ample room for both relaxing and dining, this comfortable living area provides a welcoming area for the family to enjoy. Positioned to the rear, the fitted kitchen features an excellent range of wall and base units, complemented by generous worktop space and a handy breakfast bar. Integrated appliances include a gas hob, oven and extractor hood, while additional room is available for freestanding appliances including an American style fridge-freezer and dishwasher. A door from the kitchen provides direct access to the private rear garden, adding to the functionality of the layout.

Completing the lower level is a convenient shower room comprising of a shower enclosure with rainfall shower, vanity unit with wash-hand basin and W.C., together with useful additional storage. A convenient utility area is situated to the side of this, with space for a washing machine and tumble dryer.

On the upper level are three well-sized bedrooms, all enjoying excellent natural light and providing comfortable accommodation. Further storage is available within the attic space. Completing the accommodation is a fully tiled family shower room comprising of a modern shower enclosure, wash-hand basin and W.C.

Externally, attractive garden space is available to the front, side and rear which has been landscaped with ease of maintenance in mind, providing an attractive outdoor setting for relaxing, entertaining or enjoying the warmer months. A large shed to the rear provides excellent outdoor storage.

Ideally situated within a short 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.

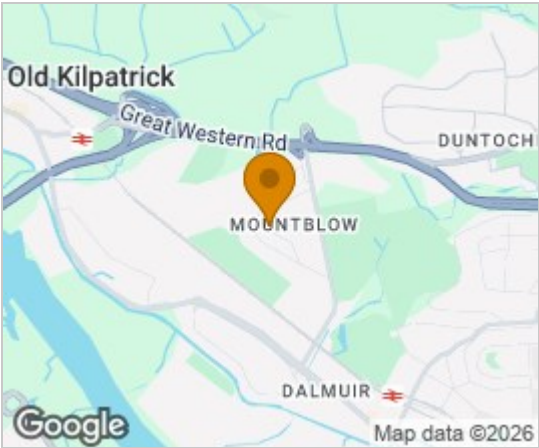
We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

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

