45 Gilmour Avenue, Clydebank, G81 6AN

Offers over £179,995

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CLOSING DATE FOR FINAL OFFERS - TUESDAY 13/10 @ 12.00PM Elevate Property Services are delighted to market this beautifully presented three-bedroom semi-detached villa, situated within the popular area of Hardgate. Offered in true walk-in condition, this impressive property provides stylish and well-balanced accommodation throughout, complemented by a fantastic, south facing rear garden. Sure to appeal to first-time buyers, young families and a variety of purchasers alike, early viewing is highly recommended for all interested parties!

Further Information

Externally, this splendid property benefits from a two-car driveway to the front and a fantastic south-facing garden to the rear. Entry is via a modern uPVC front door into a welcoming reception hallway, providing access firstly to the lounge.

The bright and spacious lounge is a particular highlight of the home, featuring an impressive media wall with inset fireplace and large windows which flood the room with natural light. There is also ample space for a dining, creating a versatile and sociable living environment ideal for both everyday family life and entertaining. The contemporary fitted kitchen features an excellent range of wall and base units, complemented by stylish worktop surfaces providing generous preparation space. Integrated appliances include an electric hob, oven and extractor hood, with additional space available for a washing machine, dishwasher and American fridge-freezer. Direct access to the rear garden further enhances the practicality of this well-designed space.
Completing the lower-level accommodation is a modern family bathroom, comprising of a bath with overhead rainfall shower, wash-hand basin set within a stylish vanity unit and W.C. A useful additional storage cupboard further adds to the functionality of this space.

On the upper level, the property offers three well-proportioned bedrooms, with one benefiting from excellent fitted storage. Further useful storage is available within the attic space.

Externally, the rear garden is a standout feature of this impressive home, having been thoughtfully designed with ease of maintenance in mind. Arranged over three levels and finished with a combination of patio with sandstone paving and artificial lawn, the garden provides a fantastic and versatile outdoor setting for relaxing, entertaining and enjoying the warmer months.

Ideally situated within walking distance of sought after schooling, this property will particularly appeal to families with children of various ages. Also, within a short distance of West College Scotland, Clydebank Leisure Centre and Clyde Shopping Centre, the location is ideal. Excellent transport links are available to surrounding areas, or further afield to Glasgow City and Loch Lomond area. Local shops, pubs and restaurants are all within a short walking distance.

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.

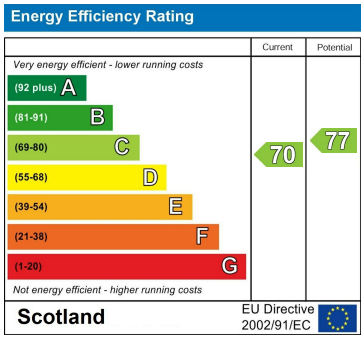
Any areas, measurements or distances quoted are approximate and floorplans are only for illustration purposes and are not to scale. Thank you.

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



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