



59 Kilmannan Drive, Clydebank, G81 6EL

Offers over £349,995



Elevate Property Services are delighted to present this splendid four-bedroom detached family home to market. Situated within the popular Carrick Meadows development by renowned housebuilder Barratt Homes in Duntocher, the Kinloch offers modern family accommodation with a practical layout and a range of desirable features. Conveniently positioned close to local amenities, well-regarded schools and transport links, this spacious home is sure to appeal to families and a variety of prospective purchasers. Early viewing is highly recommended for all interested parties!



Further Information

This detached family home forms part of a modern residential community conveniently positioned for local amenities and transport links. To the front, a monoblock driveway provides parking for at least two vehicles. Entry to the property is via a welcoming hallway, which leads through to the principal living accommodation.

The neutrally decorated lounge features large windows, allowing plenty of natural light to enter the room while offering an open outlook to the front. The layout provides a comfortable setting for relaxing and spending time with family. The modern fitted kitchen comprises of a range of wall and base units, complemented by good worktop space and a selection of integrated appliances, including a fridge-freezer, oven, gas hob, extractor fan and dishwasher. An adjoining dining area overlooks the rear garden and features French doors providing direct access outside, making it well suited to family meals and entertaining. A separate utility area is positioned off the kitchen, offering additional storage, space for a freestanding washing machine and a further door providing access to the rear garden. A convenient ground-floor cloakroom is located to the side and comprises of a wash-hand basin and W.C.

On the upper level, the principal bedroom benefits from fitted storage cupboards and an en-suite shower room comprising of an enclosed shower cubicle, wash-hand basin and W.C. Three further generously proportioned bedrooms provide flexible accommodation, with fitted storage available in one of the additional rooms. Completing the upper-floor accommodation is the family bathroom, which comprises of a shower over the bath, wash-hand basin and W.C.

The property also benefits from useful storage throughout, including additional space within the attic. Further features include solar roof panels, gas central heating and double glazing, contributing to a positive EPC rating of B.

To the rear, the fully enclosed garden can be accessed via the French doors from the kitchen or through the utility room. The garden incorporates both lawn and patio areas, providing space for outdoor seating, summer barbecues and al-fresco dining, while offering a private setting to enjoy during the warmer months.

Ideally situated within walking distance to a host of amenities and sought after primary and secondary schooling, this property will appeal to a variety of purchasers, including 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 or 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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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

