

# 6 Warwick Villas

MILL ROAD, CLYDEBANK, WEST DUNBARTONSHIRE, G81 1EN



*This spacious family home is presented to the market in wonderful condition*



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McEwan Fraser Legal are delighted to present to the market this spacious three bedroom semi villa in a sought-after area on the outskirts of Clydebank. Well-proportioned throughout this well-maintained property offers flexible living accommodation and enough outside space to satisfy most families' requirements.

# THE LOUNGE



The welcoming entrance vestibule leads to a bright hallway offering access to all ground floor apartments. The spacious lounge offers a large bay window that floods the room with lots of natural light and its dimensions mean it can accommodate a variety of furniture configurations. Although modern in feel with a lovely feature fireplace, this room also benefits from some stunning original features such as the high ceilings and original ceiling rose and corning.



# THE DINING ROOM



The next apartment along the hallway is the formal dining room offering generous accommodation for a full dining table and additional furniture with a view of the rear garden.



# THE KITCHEN



To the rear is a modern fitted kitchen with ample base and wall mounted units with integrated dishwasher and fridge freezer, free-standing washing machine with gas hob and electric oven. This is an ideal area for an aspiring chef to prepare a tasty meal and benefits from a small family sitting area to the rear of this extended apartment.





The stairway to the upper accommodation is finished tastefully in grey and leads initially to a half landing where we find side by side matching bath and shower rooms, both with WC and was hand basin and chrome heated towel rails.

## THE BATHROOM





# THE SHOWER ROOM





Still onward to the upper accommodation we find three generous bedrooms and access to a beautifully lined and carpeted attic space for which plans and consents have been obtained for the convenience of a future owner to add a staircase to complete this upward extension.

# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





# ATTIC SPACE





Externally this property benefits from a front drive leading up to the front door with off-street parking for several cars. The easy to maintain, sunny and fully enclosed rear garden is a wonderful place to relax and enjoy the sunny months.

There is also gas central heating installed throughout as well as uPVC double glazed windows to ensure a cosy living environment all year round.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP



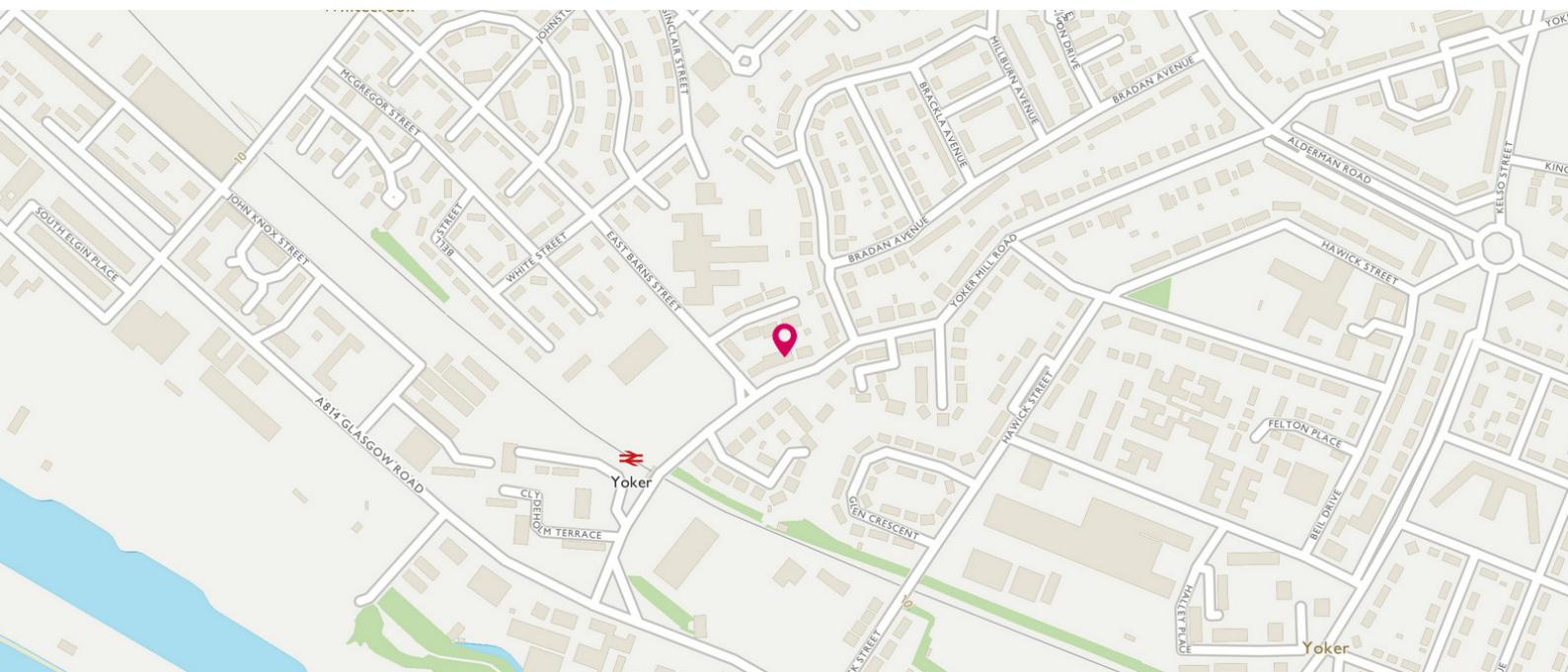
Approximate Dimensions  
(Taken from the widest point)

Lounge	5.20m (17'1") x 4.20m (13'9")
Dining Room	4.15m (13'7") x 3.45m (11'4")
Kitchen	4.75m (15'7") x 2.70m (8'10")
Bedroom 1	5.20m (17'1") x 3.60m (11'10")
Bedroom 2	4.20m (13'9") x 3.45m (11'4")
Bedroom 3	3.10m (10'2") x 2.10m (6'11")

Bathroom	2.35m (7'9") x 1.30m (4'3")
Shower Room	2.35m (7'9") x 1.30m (4'3")
Attic Space	4.25m (13'11") x 4.15m (13'7")

Gross internal floor area (m<sup>2</sup>): 118m<sup>2</sup>  
EPC Rating: D

Extras (Included in the sale): Some items may be available by separate negotiation.





# THE LOCATION

Clydebank offers a whole host of excellent services including the popular Clyde Shopping Centre and Great Western Retail Park which is located close by.







Sport and recreation facilities are readily available as are first class primary and secondary schooling. Frequent train connections from both Clydebank and nearby Yoker railway stations mean Glasgow City Centre is less than twenty minutes away. There are also numerous bus services for commuters. The A82, Great Western Road and Erskine Bridge can be easily accessed by road.



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