



Excellent three-bed semi, set in a popular location, walk-in condition, fully upgraded, further development potential



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McEwan Fraser Legal are delighted to offer to the market this excellent three-bed semi-detached villa, presented to the market in fantastic order throughout. This beautiful property offers comfortable accommodation which would make a fantastic family home or even a sound Buy-To-Let investment property.

The property has recently been extensively refurbished, which includes: Rewiring, plastering, all new flooring and carpets, new skirtings, blinds, decking and a new heating system. Great emphasis has been placed on the creation of easily managed free-flowing space on a bright and fresh layout. Due to the corner position, the property has generous gardens to the side and rear, thereby offering the options subject to planning, to be extended to a fantastic level or to have a garage built if required.

THE LOUNGE



Accessing the home through the entrance hall, it is immediately apparent the property is perfect for today's modern living. The warm and inviting lounge benefits from a large window to the front which floods the room with natural light and the French doors to the rear that leads out to the fantastic decked area and rear garden. The shape of the room offers a plethora of furniture layout options.

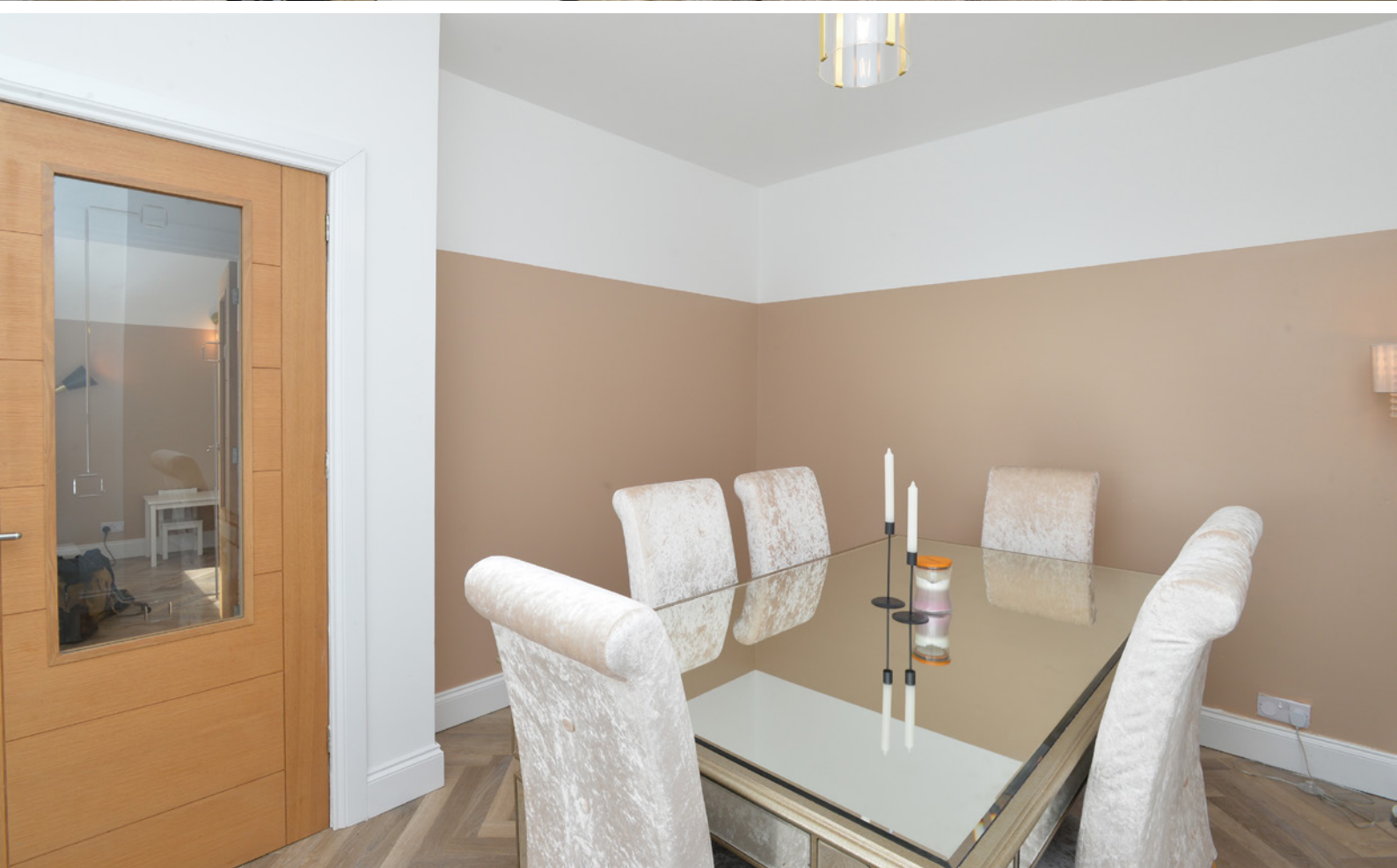
THE KITCHEN



The beautiful kitchen has been fitted to include a good range of floor and wall-mounted units, which provides a stylish and very efficient workspace. It further benefits from an integrated electric oven and hob, extractor hood, and ample space for a freestanding washing machine, integrated dishwasher and American-style fridge freezer. It all helps to make the ideal kitchen area for any chef to create a marvellous meal. The ground floor accommodation is completed by a large dining room/third bedroom (if required).



THE DINING ROOM/BED 3





The upper level of the property hosts two tastefully decorated double bedrooms, both of which are bright welcoming and very relaxing.

The beautifully tiled family bathroom consists of a white suite with a mains shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2



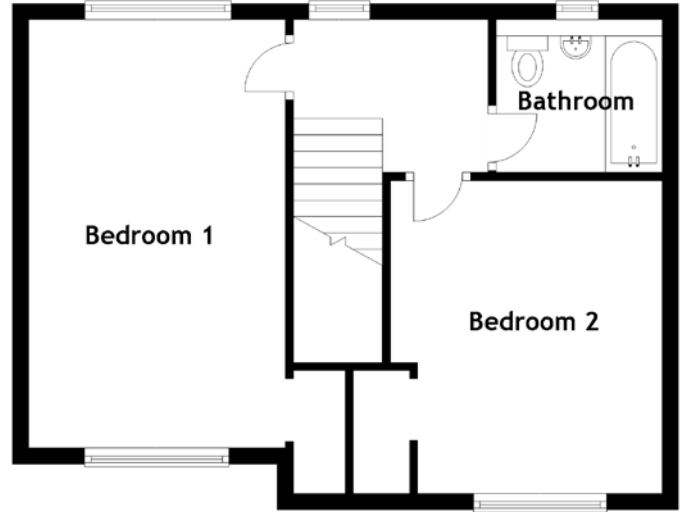
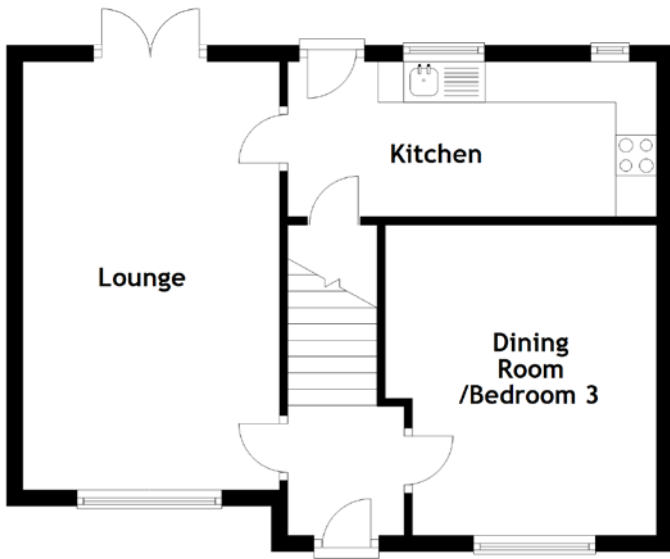
The exterior of the property mirrors the excellent condition of the interior and is complemented by low-maintenance gardens and a shed for storage or for those who like to tinker with a hobby. The large sun deck is an amazing outdoor area to enjoy and entertain friends and family on sunnier days. The property further benefits from double glazing and new gas central heating. Parking is on-street and plentiful.

It is only after close inspection buyers will fully appreciate this impressive and comfortable home and therefore viewing is highly recommended at the earliest opportunity.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



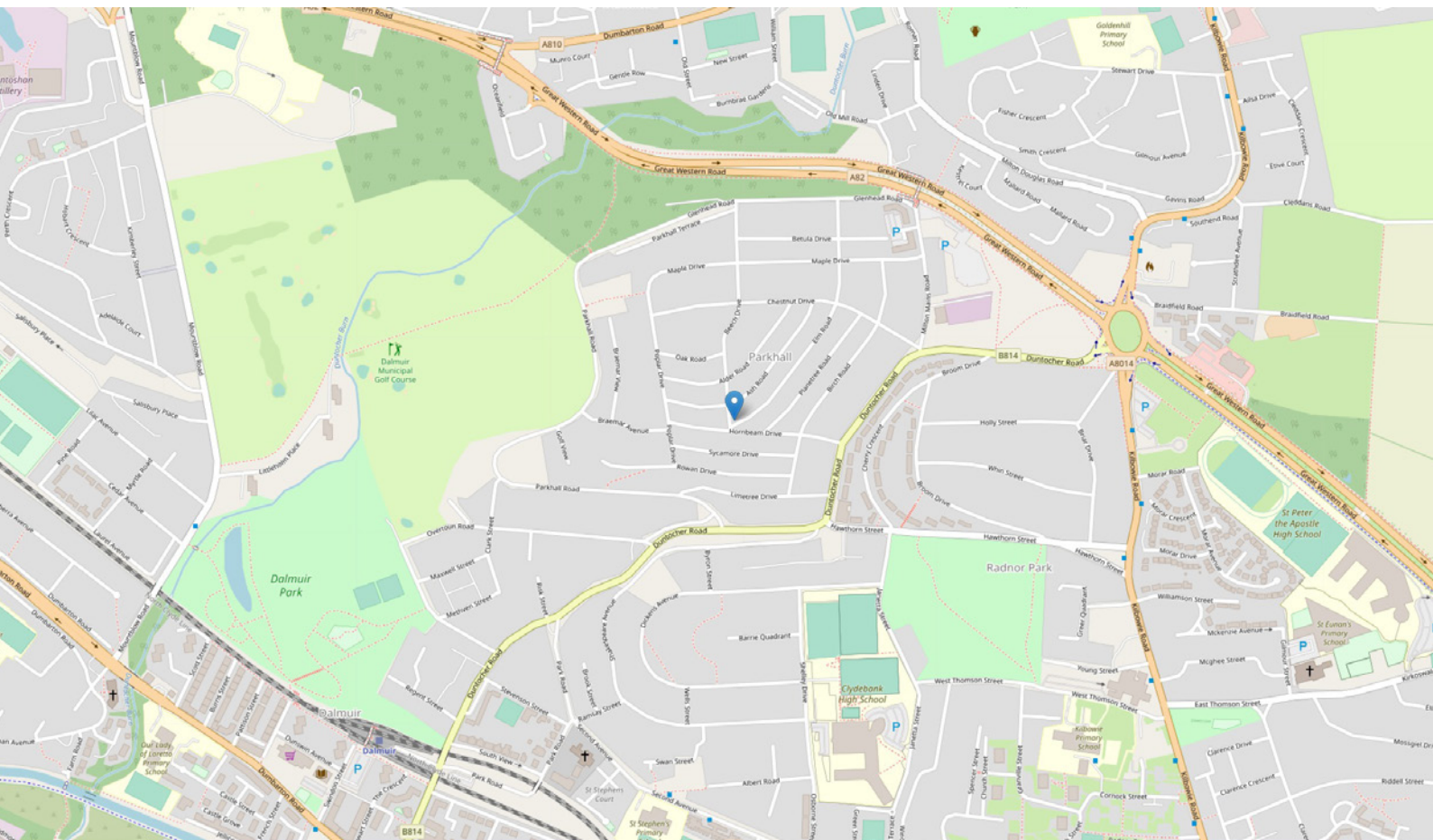
Approximate Dimensions (Taken from the widest point)

| | |
|-----------------------|--------------------------------|
| Lounge | 5.27m (17'3") x 3.16m (10'4") |
| Kitchen | 4.54m (14'11") x 1.91m (6'3") |
| Dining Room/Bedroom 3 | 3.82m (12'6") x 3.34m (10'11") |
| Bathroom | 2.04m (6'8") x 1.88m (6'2") |
| Bedroom 1 | 5.27m (17'3") x 3.16m (10'4") |
| Bedroom 2 | 3.85m (12'8") x 3.35m (11') |

Gross internal floor area (m²): 88m²

EPC Rating: D

Extras (Included in the sale): Freestanding appliances and furniture may be available by separate negotiation.



THE LOCATION

1 Elm Road in Clydebank is a great place to live and commute from. Via the M8 motorway, the transport links are excellent, throughout Central Scotland and in particular to Greenock, Paisley and Glasgow Airport which is a mere 8 minutes away via the nearby Erskine Bridge.





A few minute's drive away via the A82 takes you directly to Loch Lomond within 15 minutes and the gateway route to the Highlands. A short walk to Dalmuir Park Railway Station provides a major rail junction with direct links to Glasgow, Edinburgh, Loch Lomond and beyond.

An excellent range of amenities is within easy reach including two primary schools. For relaxation, the tranquil Dalmuir Park, the scenic Forth and Clyde Canal cycle path and the renowned Dalmuir Golf Course are all within a few minutes walk, making it a very popular place to call home.



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