



35 Blantyre Crescent, Duntocher G81 6JN  
**Offers Over £195,000**

3 BED DETACHED VILLA



 **McHugh**  
Estate Agents



## Features

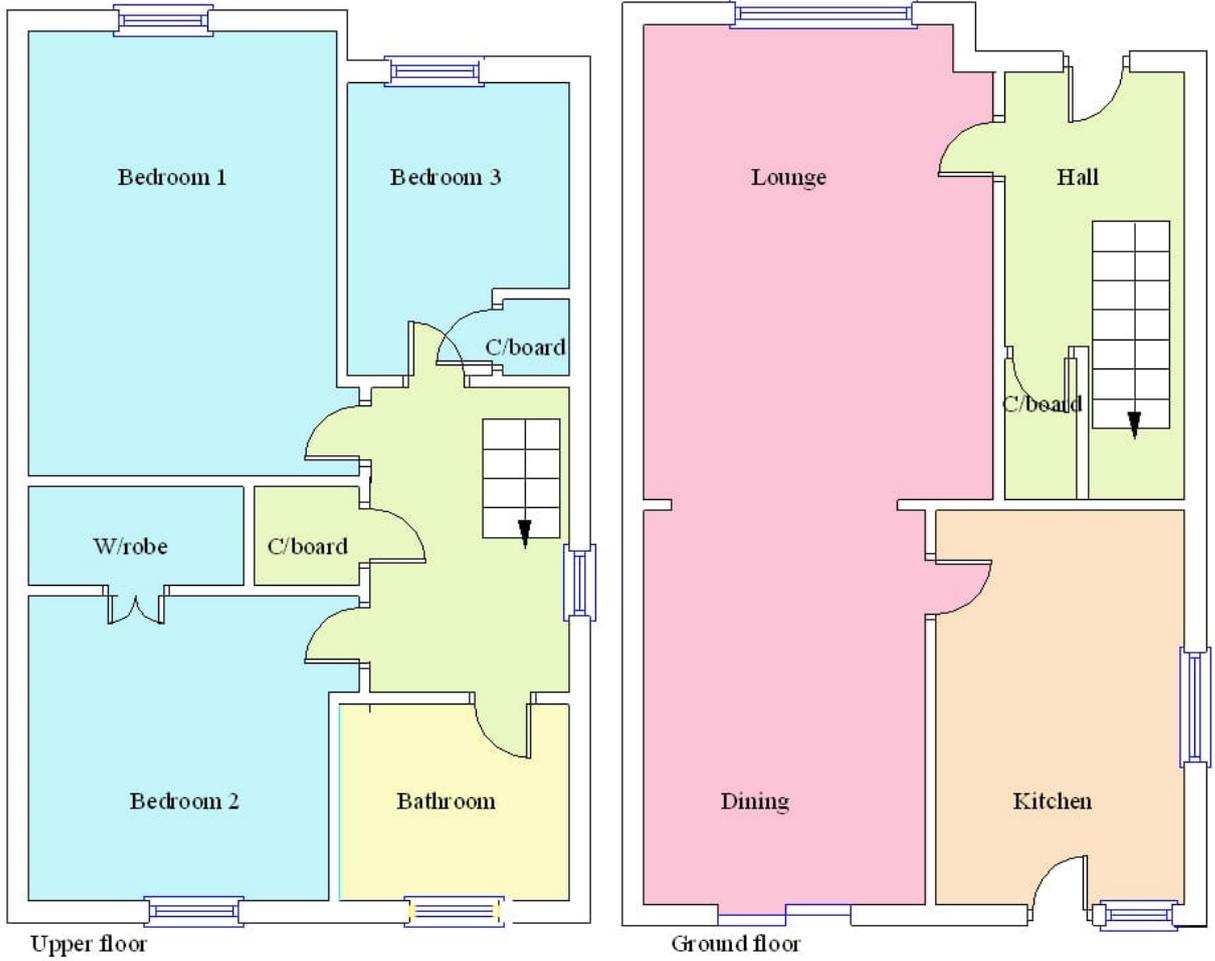
- Largest style Wimpey villa
- Highly sought after location
- Gas central heating
- Full replacement double glazing
- Attractive refitted bathroom
- Generous driveway and garage
- Suntrap gardens
- Very competitive asking price
- Walking distance to primary schools
- Spacious accommodation

## 3 BED DETACHED VILLA



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Schematic drawing Guidance only



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## Accommodation

### Ground floor

Bright entrance hall with large inbuilt storage cupboard off and stairway to the upper floor.

Large comfortably proportioned lounge which is open plan with dining room, which has twin patio doors leading to the suntrap rear garden.

Well proportioned kitchen with door and windows to the garden. Needs refitting

### Upper floor

Spacious double bedroom with outlook to the front.

Second double bedroom with inbuilt wardrobes and open out look to the rear.

Large bright single bedroom with inbuilt storage cupboard.

Attractive refitted bathroom with white suite.

The upper landing has an inbuilt storage cupboard off and an access hatch to the loft storage space.

The property benefits from a gas fired central heating system and full replacement double glazing.

## Gardens

There is an open lawned garden to the front of the property.

A generous paved driveway to the side leads to the detached single car garage.

The enclosed rear garden enjoys a suntrap south westerly location and provides a paved patio leading to the level lawn/drying green.

## Dimensions

Lounge  
15'0 x 12'9

Dining  
11'0 x 9'8

Kitchen  
11'0 x 9'0

Bedroom 1  
14'6 x 13'0

Bedroom 2  
9'8 x 13'0

Bedroom 3  
10'6 x 8'4

Bathroom  
6'6 x 8'0



Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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