



13 Regent Place, Clydebank
Fixed Price £125,000
2 BED SEMI-DETACHED HOUSE



 **McHugh**
Estate Agents



Features

2 Double Bedrooms

Attractive refitted Kitchen

Outlooks over Dalmuir Park

Family friendly location

Resident's car parking to the front

Plenty of inbuilt storage

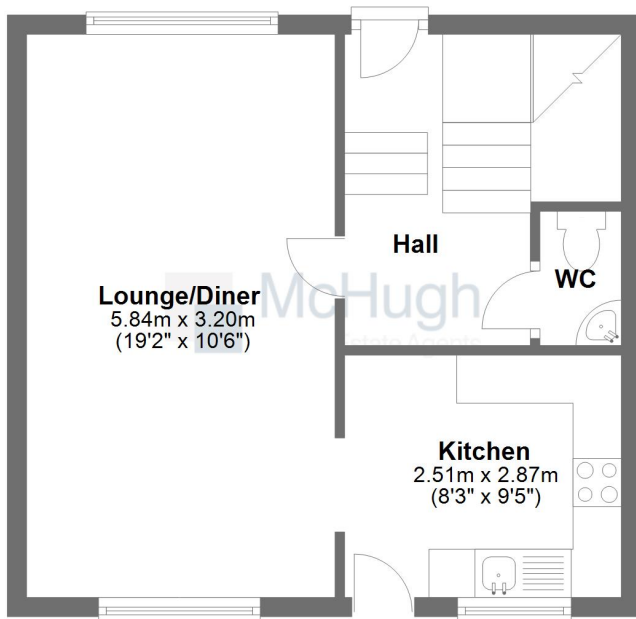
5 minutes walk to Dalmuir Train Station



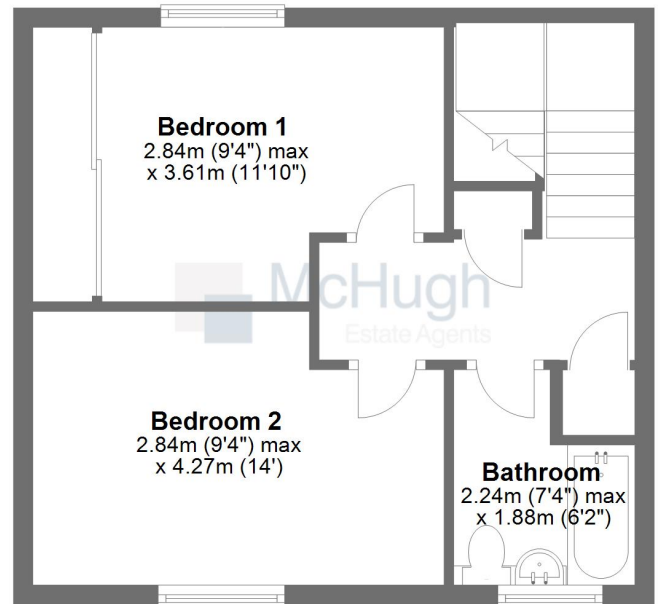
2 BED SEMI-DETACHED HOUSE

13 Regent Place, Clydebank

Ground Floor



First Floor



This floorplan has been created for guidance purposes only.
Plan produced using PlanUp.

13 Regent Place, Clydebank

Tucked away in a quiet, tree-lined cul-de-sac, this spacious two bedroom semi-detached villa provides well proportioned family accommodation backing onto Dalmuir Park.

The property is located less than 5 minutes walk to Dalmuir train station and just around the corner from the leafy grounds of the park.

Accommodation

The entrance door opens to a split level stair and a large storage cupboard (perfect for buggies or bikes).

On the main level there is a large bright lounge and dining room with outlooks to the front and rear. The refitted kitchen has a variety of floor and wall units, under unit lighting and a door to the fully enclosed rear garden. Alos on this floor is a handy WC.

On the upper floor there are two double bedrooms - bedroom 1 has a wall of wardrobes and bedroom 2 has elevated outlooks to the Dalmuir Park. The fully tiled bathroom has a white suite and an over-bath shower. There are two inbuilt cupboards on the landing.

A ceiling hatch and pull-down ladder on the landing accesses the floored loft space.

Heating and Windows

The property has gas central heating (combi boiler) and a modern upvc double glazing.

Gardens

There is a fully enclosed, monoblock garden to the rear. Parking bays and on street parking is available to the front.

Location

Regent Place is located within walking distance of shops, schools, bus services and Dalmuir train station. The Golden Jubilee Hospital is approximately 10 minutes walk and scenic walks and cycle routes at Dalmuir Park and the Forth & Clyde Canal are within easy reach. The A82 Great Western road is only a short drive away, providing quick links to Glasgow, Loch Lomond, Erskine Bridge and M8 Motorway.

Sat Nav ref - G81 3SG

Dimensions

Lounge
5.84m x 3.20m

Kitchen
2.51m x 2.87m

WC
1.95m x 0.90m

Bedroom 1
2.84m x 3.61m

Bedroom 2
2.84m x 4.27m

Bathroom
2.23m x 1.88m



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.

McHugh Estate Agents
576 Kilbowie Road
Hardgate Cross
Clydebank
G81 6QU
01389 879941
info@mchughestateagents.co.uk