



301 Kilbowie Road, Clydebank  
**Offers Over £82,000**  
3 BED TERRACED HOUSE



 **McHugh**  
Estate Agents





## Features

3 Double Bedrooms

End Terrace Villa

Town Centre Location

Less than 5 min walk to train station

Walking distance to schools

Attractively priced!

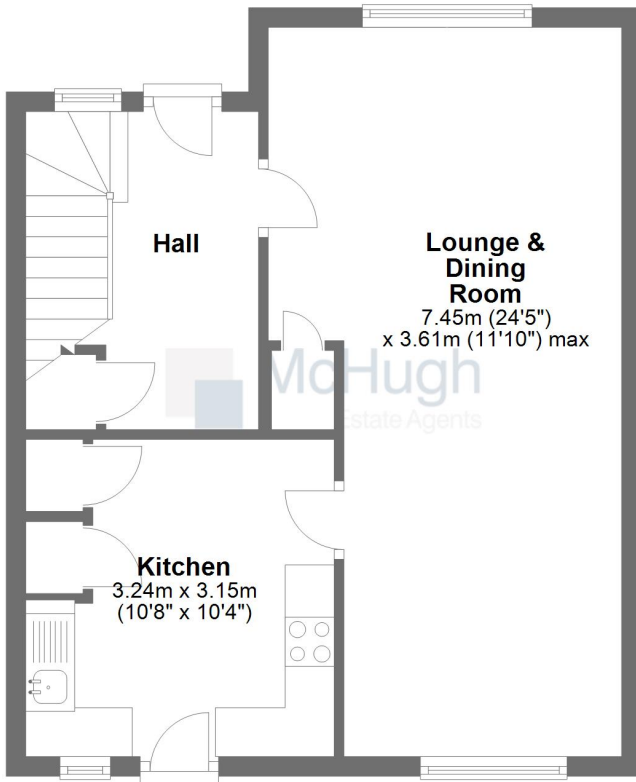
Generous family accommodation



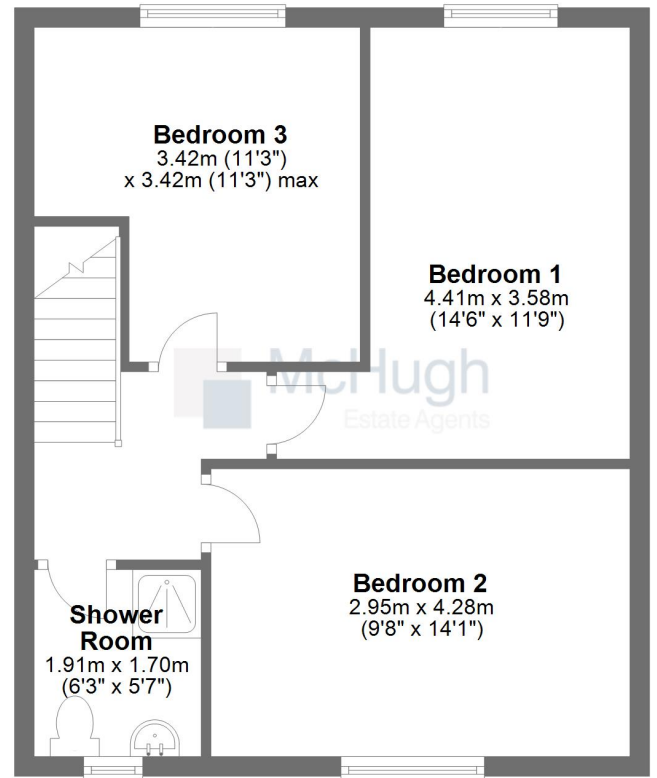
## 3 BED TERRACED HOUSE

301 Kilbowie Road, Clydebank

## Ground Floor



## First Floor



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

# 301 Kilbowie Road, Clydebank

This spacious three bedroom end terrace villa is positioned in the heart of the town and is well-screened from the main road by established, mature gardens.

The property has been home to the same family since new and provides generous accommodation at a very attractive price.

Please note a degree of modernisation would be beneficial.

## Accommodation

The entrance door opens to the bright, spacious hallway which has excellent under-stair storage. Off the hall, the open-plan lounge and dining room have outlooks to the front and rear and space for a variety of furniture. A door from the dining room leads to the generous kitchen, which has two inbuilt cupboards and a door to the rear garden.

On the upper floor there are three double bedrooms. The tiled shower room has a white suite and an electric shower. A ceiling hatch on the landing accesses the private loft storage space.

## Heating and Glazing

The property has electric heating and upvc double glazing.

## Gardens

There is a neat lawn garden to the front of the property which has hedging on the borders and colourful, mature foliage. At the rear there is an enclosed lawn section with hedges on the boundary.

## Location

The property is situated within walking distance of a wealth of amenities on offer in Clydebank, including, the Clyde Shopping Centre, Clydebank business park, West College, train stations, bus services, bars/restaurants and leisure facilities at the new Queen's Quay. The Forth & Clyde Canal is also close to hand, providing a scenic route for walkers/cyclists to Glasgow, Dalmuir (Golden Jubilee Hospital) and the Bowling Basin.

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## Dimensions

Lounge & Dining Room  
7.45m x 3.61m

Kitchen  
3.24m x 3.15m

Bedroom 1  
4.41m x 3.58m

Bedroom 2  
2.95m x 4.28m

Bedroom 3  
3.42m x 3.42m

Shower Room  
1.91m x 1.71m





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**

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