



172 Second Avenue, Clydebank
Fixed Price £160,000
3 BED END TERRACE VILLA



 **McHugh**
Estate Agents



Features

3 Bedrooms

End Terrace Villa

2 Car Driveway

Front, Side and Rear Gardens

Just across from St. Stephen's Primary

5 min walk to Dalmuir Train Station

Handy for Secondary schooling

Walking distance to Golden Jubilee Hospital

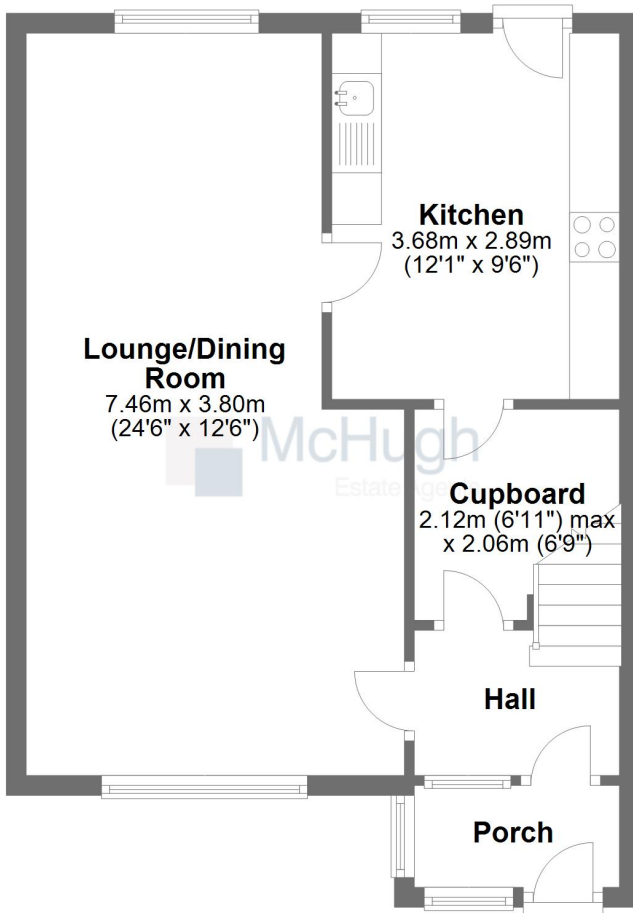
Town Centre attractions 10-15 mins walk

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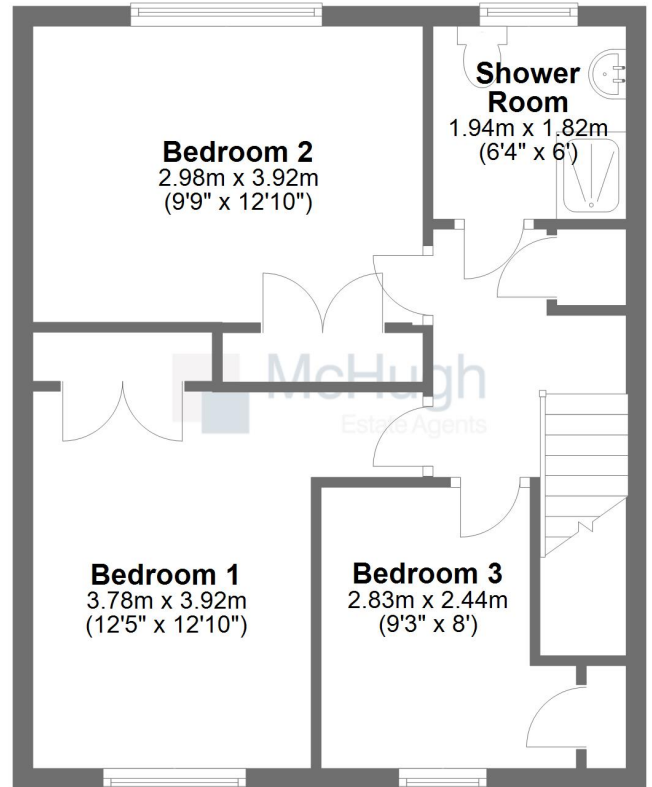


172 Second Avenue, Clydebank

Ground Floor



First Floor



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

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Enjoying a sought after location, this spacious three bedroom end terrace villa provides rarely available family accommodation, within easy reach of primary and secondary schooling, mainline rail services, Dalmuir Park and Clydebank Town Centre.

Accommodation

The ground floor accommodation comprises a bright entrance porch which leads into the hallway. Off the hall, the spacious open plan lounge and dining room is flooded with natural light and has outlooks to both the front and rear. A door from the dining room opens into the well proportioned kitchen which has space for a dining table and offers a range of Beech shaker-style units incorporating an integrated fridge/freezer. A door from the kitchen leads to the fully enclosed rear garden. Also on the ground floor is a handy walk-in cupboard which can be accessed from both the hall and the kitchen.

The upper floor provides an open landing with a large inbuilt cupboard. The main bedroom is a generous double room with inbuilt wardrobes and outlooks to the front. Bedroom 2 is a double room with inbuilt wardrobes at the rear of the property. Bedroom 3 is a well proportioned single room with an inbuilt storage cupboard.

Heating and Glazing

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

Gardens

The private gardens are enclosed by attractive metal gates and fencing. To the front of the property is a suntrap patio garden which has been landscaped for year-round use and ease of maintenance. At the side, double gates open to the 2 car paved driveway which has a private lawn section adjacent. The low maintenance rear garden has been laid with grey paving slabs and provides an enclosed drying area. There is a timber shed in situ.

Location

Enjoying a prime position, just across from St. Stephen's Primary School, this great family home is also situated within easy reach of Dalmuir Park & Golf Course, mainline rail services (direct to Glasgow and Edinburgh, 5 minutes walk to station) and secondary schooling. Clydebank's plentiful shopping facilities are within easy reach, as are excellent road links to Glasgow, M8 Motorway, the airport and Loch Lomond.

SAT NAV ref - G81 3LE

Dimensions

Lounge & Dining Room
7.46m x 3.80m

Kitchen
3.68m x 2.89m

Bedroom 1
3.78m x 3.92m

Bedroom 2
2.98m x 3.92m

Bedroom 3
2.83m x 2.44m

Shower Room
1.94m x 1.82m



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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