



32 Craigielea Road, Duntocher
Fixed Price £220,000
3 BED SEMI-DETACHED HOUSE



 **McHugh**
Estate Agents



Features

3 Bedrooms

Extended to the front (WC)

Conservatory

Multi-car driveway with garage

Immaculate accommodation

South Facing Rear Garden

Walking distance to schools

Hillside outlooks

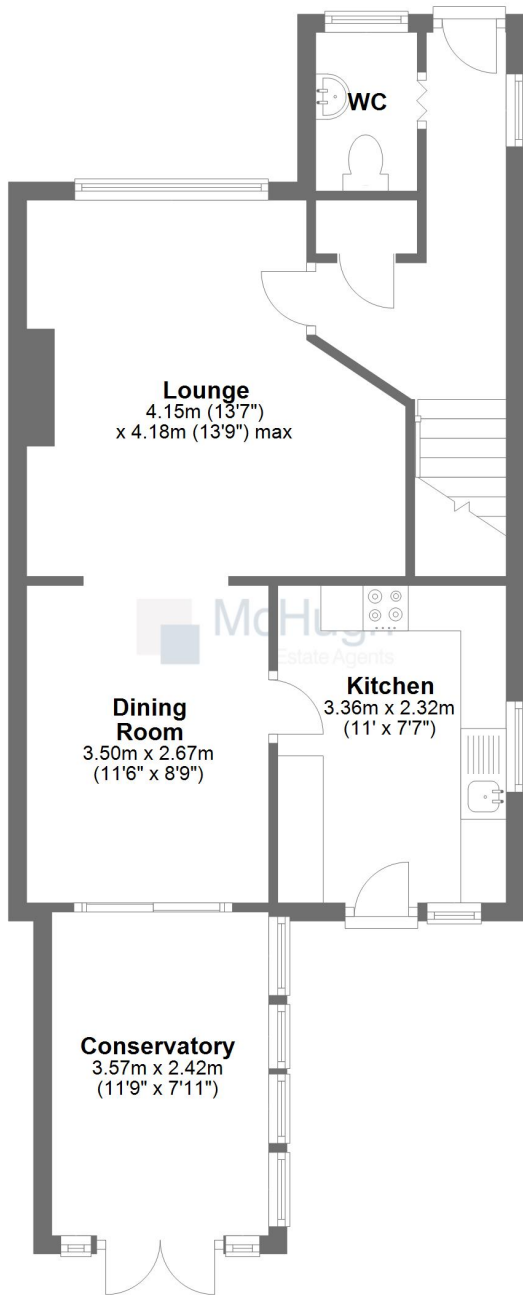
Modern kitchen and bathroom



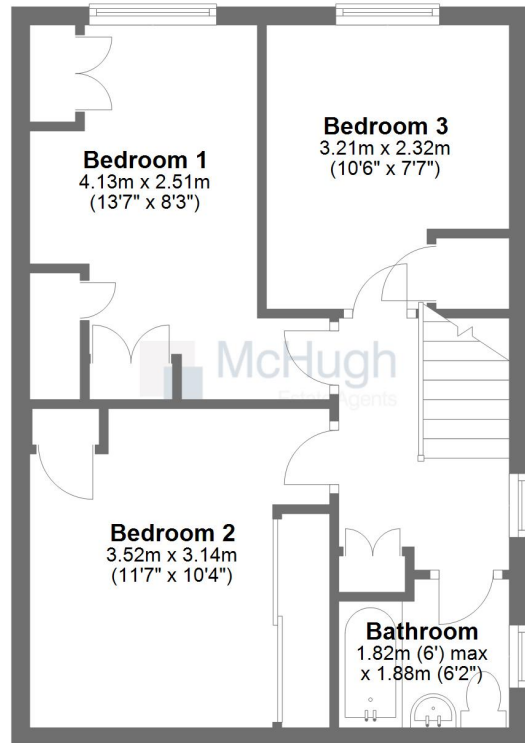
3 BED SEMI-DETACHED HOUSE

32 Craigielea Road, Duntocher

Ground Floor



First Floor



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

32 Craigielea Road, Duntocher

FIXED PRICE - Set in a popular residential pocket and benefitting from a South facing rear garden, this exceptionally well presented three bedroom semi-detached villa offers great family accommodation in move-in condition.

The superb property has been extended to the front to provide a large entrance hall and a handy ground floor WC. At the rear, the addition of a conservatory has created extra living space, perfect for growing families.

Accommodation

The ground floor accommodation comprises a bright entrance porch with a modern WC off. The tastefully presented lounge has a window to the front and a deep recess which maximises the floor space and provides wider scope for furniture options. Off the lounge the open-plan dining room comfortably houses a 6 seater dining table. Patio doors lead from the dining room to the bright, double glazed conservatory which enjoys pleasant outlooks and has French doors to the rear garden. The attractive kitchen has been finished in light grey gloss and has a door to the South facing rear garden.

The upper floor has a naturally bright landing from which all rooms are accessed. The main bedroom is located at the front and has fitted wardrobes and hillside views. Bedroom 2, is a comfortably proportioned and well presented room with an inbuilt cupboard and elevated outlooks over the rear garden. Bedroom 3 is a generous single bedroom with a large inbuilt cupboard and open outlooks. The refitted bathroom is finished in wet-wall panelling and has a stylish 3 piece sanitary suite. A ceiling hatch accesses the generous attic storage space.

Heating and Windows

The property benefits from double glazing and gas central heating (Worcester combi boiler).

Gardens

The easily maintained front garden provides a shaped lawn with and a monoblock pathway. The driveway provides off-street parking for 3-4 cars and leads to the single car garage. At the rear, the South facing garden has been landscaped for minimal maintenance and provides a private space which can be enjoyed in all seasons.

Location

32 Craigielea Road is situated within easy reach of all local amenities. Primary schooling at St. Mary's R.C. and Carleith are within a 5 minute walk as are shopping facilities and frequent bus services. Within a 10 minute walk are shops, eateries and recreational facilities, including the Antonine Sports Centre, local hillside and Goldenhill Park.

SAT NAV - G81 6JJ

Dimensions

WC - 1.75m x 1.12m

Lounge - 4.15m x 4.18m

Dining Room - 3.50m x 2.67m

Conservatory - 3.57m x 2.42m

Kitchen - 3.36m x 2.32m

Bedroom 1 - 4.13m x 2.51m

Bedroom 2 - 3.52m x 3.14m

Bedroom 3 - 3.21m x 2.32m

Bathroom - 1.82m 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.

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