



31 Cedar Avenue, Mountblow
Offers Over £139,000
3 BED SEMI-DETACHED HOUSE



 **McHugh**
Estate Agents



Features

3 Double Bedrooms

Semi Detached Villa

Large South Facing Rear Garden

Driveway and Garage

Modernisation required throughout

Attractively priced accommodation

Huge potential to add value

Sought after location

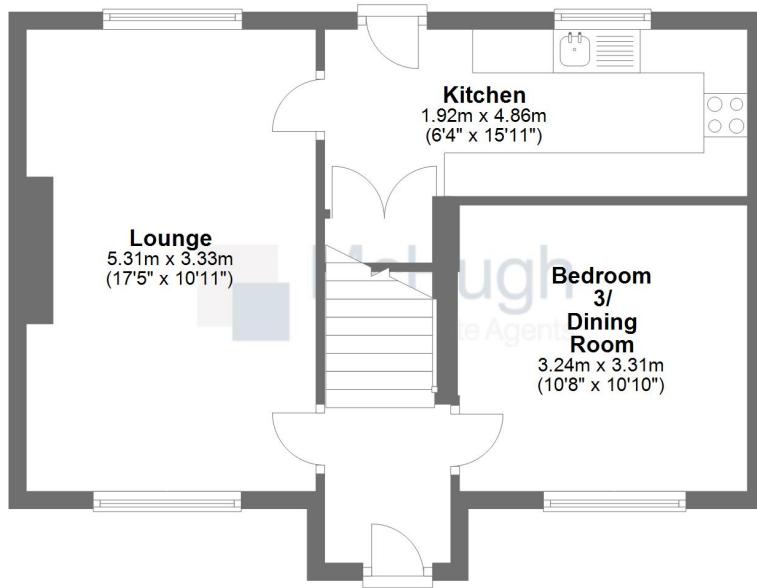
10 min walk to Dalmuir Train Station



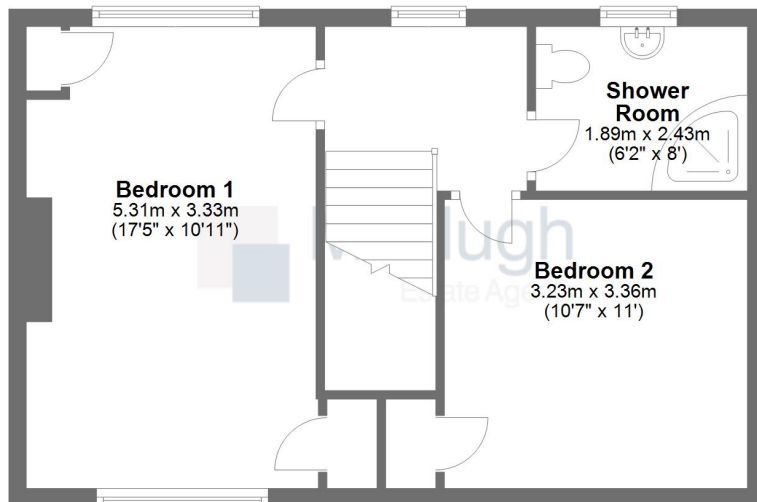
3 BED SEMI-DETACHED HOUSE

31 Cedar Avenue, Mountblow

Ground Floor



First Floor



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

31 Cedar Avenue, Mountblow

This spacious 3 bedroom semi-detached villa is situated within a sought after residential pocket and offers long term family accommodation at a very attractive price. Please note - internal modernisation is required throughout.

Accommodation

Twin metal gates access the driveway and pathway to the front door. Inside, there is a small entrance hall which leads to the exceptionally spacious lounge, which is naturally bright and benefits from windows to the front and rear. A door at the rear of the lounge leads to the long kitchen, which has a range of units, recessed storage and a door to large South facing rear garden. Also on the ground floor is a well proportioned double bedroom, which could easily be used as a formal dining room, a play room or a generous home office if required.

On the upper floor, the main bedroom generous in proportion (same size as the lounge) and enjoys outlooks to the front and rear. Bedroom two is a further double bedroom to the front. The shower room has a white suite and a mains mixer shower.

There are inbuilt cupboards in bedrooms 1 and 2. A ceiling hatch on the upper landing accesses the generous loft space (insulated but not floored).

Gardens

The front garden is well screened by established foliage and provides a level lawn. Adjacent is a paved driveway which can accommodate 3 cars and leads to the single car timber garage. At the rear, the South facing level garden is mainly laid to lawn and provides an exceptionally generous, family friendly garden which offers potential for landscaping or development.

Heating and Glazing

The property has gas central heating and double glazing.

Location

31 Cedar Avenue forms part of a highly regarded, level development built by the local authority in the 1930's which remains popular with a wide range of age groups. The location is close to excellent transport and recreation facilities with Dalmuir Park, Dalmuir Golf Course and main line rail stations all within a short walk. Road links to Glasgow, Loch Lomond, Greenock and M8 motorway are within easy reach.

SAT NAV ref - G81 4NT

Dimensions

Lounge
5.31m x 3.33m

Kitchen
1.92m x 4.86m

Bedroom 3
3.24m x 3.31m

Bedroom 1
5.31m x 3.33m

Bedroom 2
3.23m x 3.36m

Shower Room
1.89m x 2.43m



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