



313 Kilbowie Road, Clydebank
Offers Over £95,000
3 BED TERRACED HOUSE



 **McHugh**
Estate Agents



Features

3 Double Bedrooms

Spacious family accommodation

Enclosed front and rear gardens

Town Centre Location

Double Glazing and Gas Central Heating

General modernisation required

Attractively priced property

Less than 5 min walk to train station

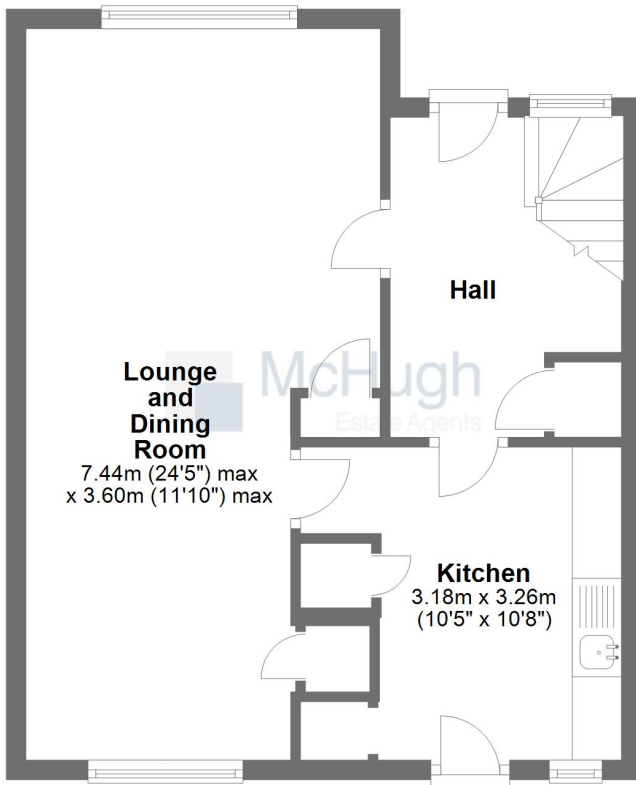
Walking distance to shopping centre



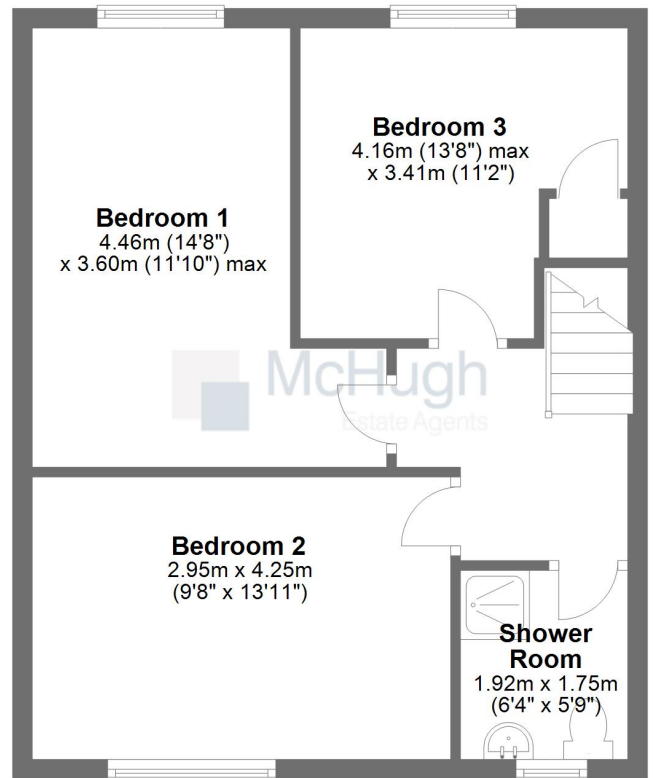
3 BED TERRACED HOUSE

313 Kilbowie Road, Clydebank

Ground Floor



First Floor



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

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This spacious three bedroom mid terrace villa is positioned in the heart of the town and offers family-sized accommodation at a very attractive price.

Please note - general modernisation is required throughout.

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.

Heating and Glazing

The property has gas central heating and upvc double glazing.

Gardens

The front garden is enclosed by hedging and is mainly laid with paving slabs for reduced maintenance. At the rear the low maintenance, suntrap garden is enclosed and screened by hedging on the borders and is finished in paving slabs.

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
7.44m x 3.60m

Kitchen
3.18m x 3.26m

Bedroom 1
4.46m x 3.60m

Bedroom 2
2.95m x 4.25m

Bedroom 3
4.16m x 3.41m

Shower Room
1.92m x 1.75m



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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