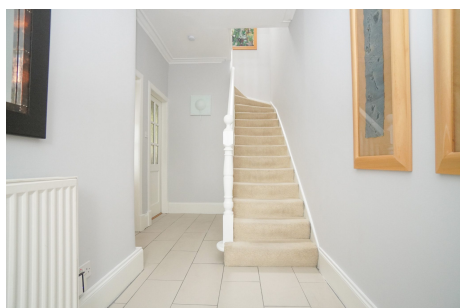




91 Montrose Street, Clydebank  
**Offers Over £175,000**  
3 BED END TERRACE VILLA



 **McHugh**  
Estate Agents



## Features

3 Bedrooms

End Terrace Villa

Beautifully Presented throughout

Dining Kitchen

Utility Room

Modern Bathroom

Impressive Family Accommodation

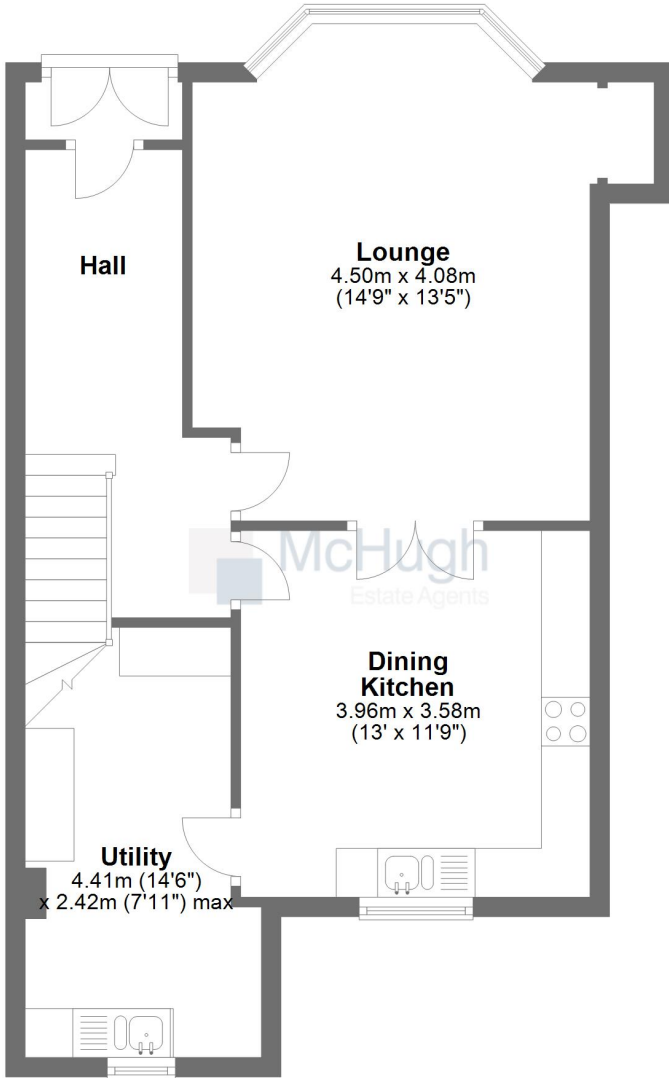
Town Centre Location



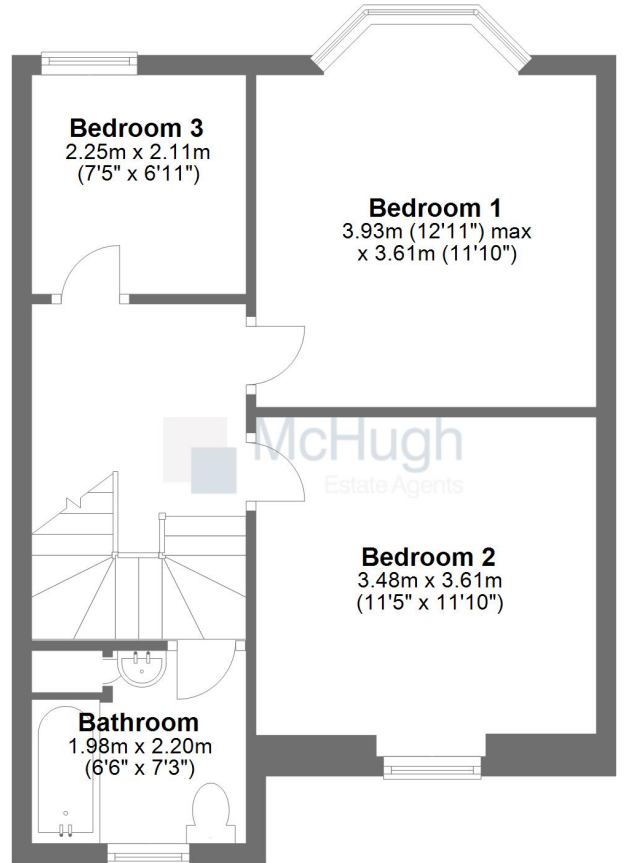
## 3 BED END TERRACE VILLA

91 Montrose Street, Clydebank

## Ground Floor



## First Floor



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

# 91 Montrose Street, Clydebank

Set on the end of a traditional terrace row, this superb, tastefully upgraded sandstone fronted villa combines period and modern features. The delightful town centre home further benefits from a side garden, offering development potential if required (subject to relevant consents).

## Accommodation

Ground Floor - The entrance door opens to a vestibule then into the immediately impressive tiled hallway. The large lounge has a South facing bay window to the front and focal point fireplace. The fabulous dining kitchen is fitted with woodgrain handle-less doors, a carousel corner unit and premium appliances. Off the kitchen is a generous utility room which has matching handle-less doors and a door to the rear garden.

On the half landing the immaculate refitted bathroom features a stylish 3 piece suite with a dual function 'rainfall' shower feature. The naturally bright room has a window to the rear and a Velux window.

Upper Floor - There is a bright and spacious upper landing from which all bedrooms are accessed. The main bedroom is at the front of the property and features a bay window with outlooks to the front. Bedroom two is a double room at the rear of the property with outlooks over the rear garden. Bedroom 3 is a bright and well presented single bedroom at the front.

## Heating and Glazing

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

## Gardens

The generous fully enclosed rear garden has been landscaped to provide a patio with steps leading up to the terraced drying green, chipstone areas and elevated patio.

## 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.

SAT NAV - G81 2PD

## Dimensions

### Lounge

4.50m x 4.05m

### Dining Kitchen

3.96m x 3.58m

### Utility Room

4.41m x 2.42m

### Bedroom 1

3.93m x 3.61m

### Bedroom 2

3.48m x 3.61m

### Bedroom 3

2.25m x 2.21m

### Bathroom

1.98m x 2.20m



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](mailto:info@mchughestateagents.co.uk)