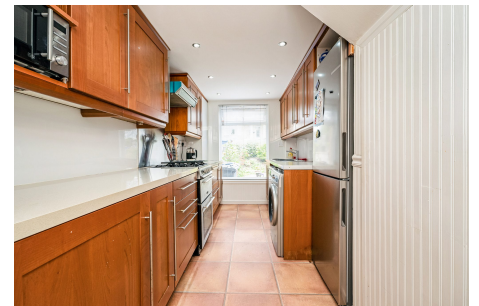




19 Regent Street, Dalmuir
Offers Over £149,995
3 BED TERRACED HOUSE



 **McHugh**
Estate Agents



Features

Immaculate extended mid-terrace villa

3 Double Bedrooms

Elevated outlooks

South facing rear garden

Handy for Dalmuir Park

2 minutes from Dalmuir Train Station

Beautifully Presented throughout

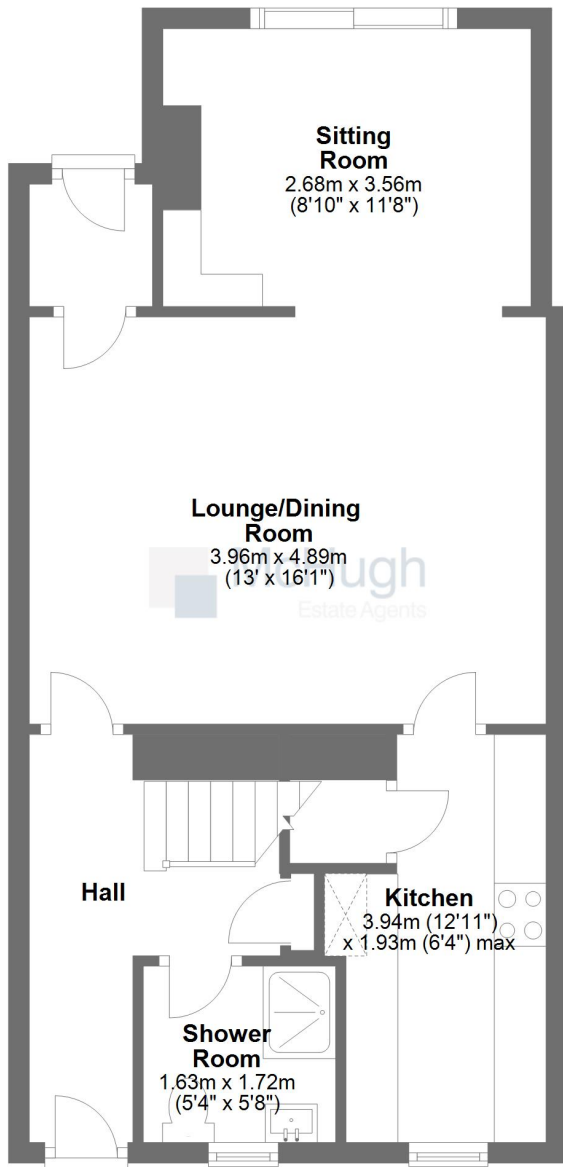
Feature log burning stove



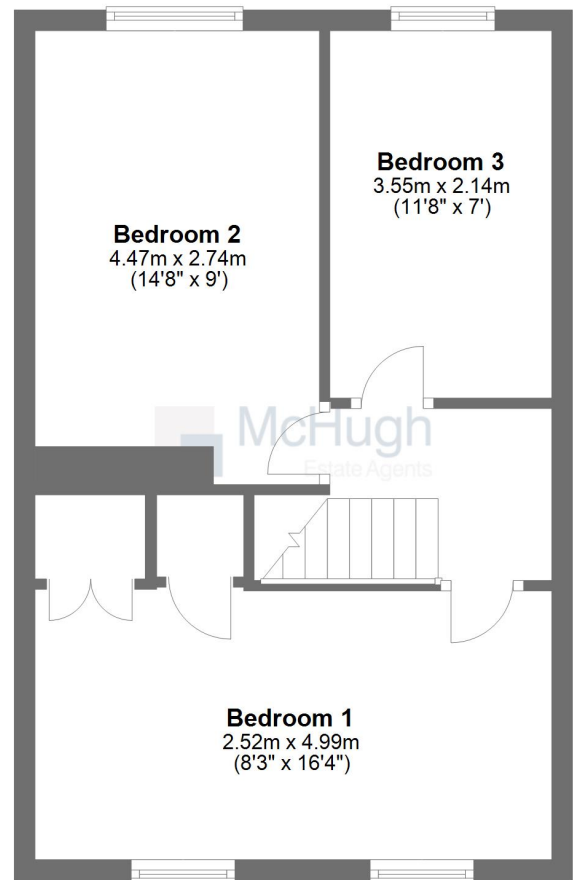
3 BED TERRACED HOUSE

19 Regent Street, Dalmuir

Ground Floor



First Floor



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

19 Regent Street, Dalmuir

This deceptively spacious and fabulous extended 3 bedroom terrace villa and provides excellent family accommodation in a small, sought after residential pocket.

The property is located within 2 minutes walk to Dalmuir train station and just around the corner from the leafy grounds of the park.

Accommodation

The bright fresh entrance hall leads into the immaculate and spacious lounge/dining room with feature fireplace and quality wood burning stove. Beyond is the semi open plan and very attractive sitting room extension with a scenic open southerly outlook to the rear. The modern fitted galley style kitchen is well equipped and has a range of floor and wall units. The well presented tiled shower room provides a white two piece suite with a glazed shower enclosure and a dual function mains pressure shower with a 'rainfall' feature.

On the upper floor are 3 attractive and well proportioned family sized bedrooms.

A ceiling hatch with pull down ladder provides access to the spacious floored/lined loft storage space which has a Velux window to the rear.

Heating and Windows

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

Gardens

The delightful front garden has been landscaped to provide a low maintenance monoblock garden with a range of modern colourful planters.

Patio doors from the the sitting room extension and a glazed door from the rear hallway open to the elevated suntrap patio with steps leading down to the largely lawned garden area.

On street parking is available to the front.

Location

Regent Street is located within walking distance of shops, schools, bus services and Dalmuir train station. The Golden Jubilee Hospital is approximately 10 minutes walk and scenic walks and cycle routes at Dalmuir Park and the Forth & Clyde Canal are within easy reach. The A82 Great Western road is only a short drive away, providing quick links to Glasgow, Loch Lomond, Erskine Bridge and M8 Motorway.

Sat Nav ref - G81 3QU

Dimensions

Lounge/ Dining Room

3.93m x 4.89m

Sitting Room

2.68m x 3.56m

Kitchen

3.94m x 1.93m

Shower room

1.63m x 1.72m

Bedroom 1

2.52m x 4.99m

Bedroom 2

4.47m x 2.74m

Bedroom 3

3.54m x 2.14m



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