



223 Montrose Street, Clydebank  
**Offers Over £115,000**  
3 BED SEMI-DETACHED HOUSE





## Features

3 Double Bedrooms

Semi-detached villa

Dining Kitchen

Suntrap gardens

Town Centre Location

Handy for schools, shops and public transport

Attractively priced family accommodation

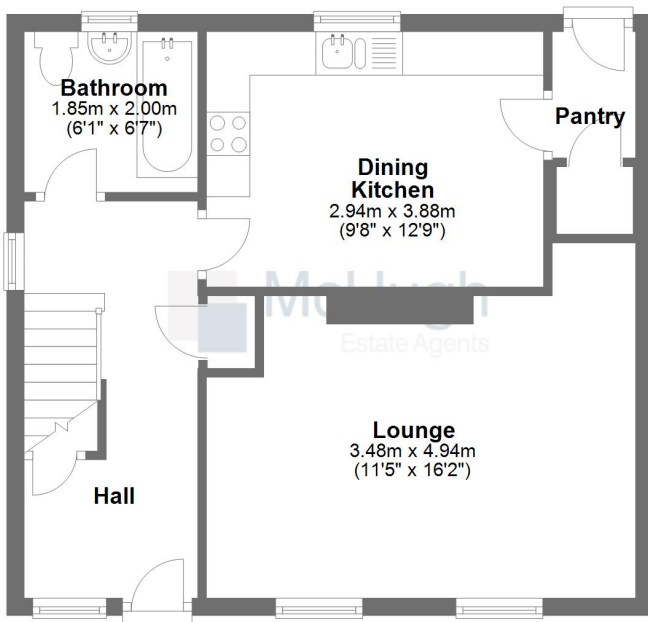
5 minutes walk to train station



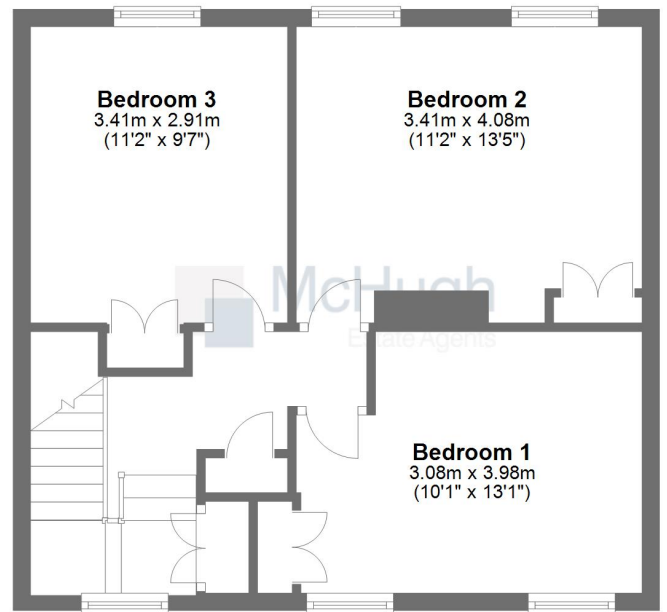
## 3 BED SEMI-DETACHED HOUSE

223 Montrose Street, Clydebank

### Ground Floor



### First Floor



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

# 223 Montrose Street, Clydebank

Set on an elevated plot, enjoying sunny exposures and a convenient, town centre location, this spacious semi-detached villa offers attractively priced family-sized accommodation.

## Accommodation

The ground floor comprises a naturally bright, welcoming entrance hall which has excellent inbuilt storage provision. There is a well presented and spacious lounge with space for a range of furniture and a twin window formation to the front. The dining kitchen has a variety of base and wall units and outlooks to the rear garden. Off the kitchen is a handy pantry with a large inbuilt cupboard. Also on the ground floor is the family bathroom which has a white suite, and an electric shower.

On the upper floor there is a bright open landing which leads to three well proportioned double bedrooms - each of which have storage.

## Heating and Glazing

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

## Gardens

The front garden is enclosed by a metal gate and fencing. There is a sloping lawn and paved steps which lead to the entrance door and suntrap patio. The side garden is level and laid to lawn. Steps lead to the rear garden which provides a generous, enclosed lawn.

## 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  
3.48m x 4.94m

Dining Kitchen  
2.94m x 3.88m

Pantry  
1.60m x 1.00m

Bathroom  
1.85m x 2.00m

Bedroom 1  
3.08m x 3.95m

Bedroom 2  
3.41m x 4.08m

Bedroom 3  
2.25m x 2.21m



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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