



9 Shelley Drive, Clydebank
Offers Over £135,000
3 BED SEMI-DETACHED HOUSE



 **McHugh**
Estate Agents



Features

3 Double Bedrooms

Stylish refitted Shower Room

Dining-size kitchen

Driveway

Handy for schools, shops and public transport

Fully enclosed suntrap gardens

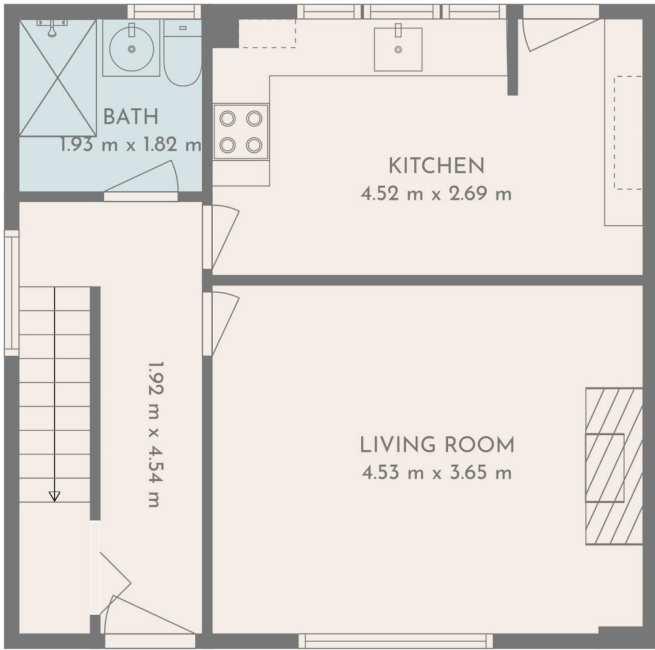
Double Glazing and Gas Central Heating

10 min walk to train station



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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 42 m², FLOOR 2: 42 m²
 TOTAL: 84 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

9 Shelley Drive, Clydebank

Enjoying a sought after location within easy reach of town centre attractions, schooling and excellent transport links, this spacious three bedroom semi-detached villa provides generous family accommodation at an attractive price.

Accommodation

The ground floor accommodation comprises a bright entrance hall which provides access to all rooms. The lounge has space for a range of furniture and benefits from a large picture window overlooking the front garden. The generous dining-size kitchen has ample floor and wall units and a door to the rear garden. The stylish shower room is fully tiled and fitted with a modern suite and a generous, low-rise shower enclosure. There is inbuilt storage in the stairwell.

The upper floor provides a bright, open landing which leads to the bedrooms. All three double bedrooms have inbuilt storage.

Heating and Glazing

The property has gas central heating and double glazing.

Gardens

At the front of the property, twin metal gates open to a paved driveway with a neat, enclosed lawn adjacent. The rear garden enjoys lengthy sunny exposures and is mainly laid to lawn with a sheltered patio area.

Location

Shelley Drive is conveniently positioned within walking distance of local shops, schooling at all levels and excellent transport links. Frequent bus services operate on neighbouring streets and both Singer and Dalmuir train stations are within 10 minutes walk. Clyde Shopping Centre, Clydebank Business Park and Great Western Retail Park are only a short drive away. The property is within minutes of excellent road links to Glasgow, M8 Motorway, the airport and Loch Lomond.

SAT NAV ref - G81 3ES

Dimensions

Lounge
4.53m x 3.65m

Kitchen
4.52m x 2.69m

Shower Room
1.93m x 1.82m

Bedroom 1
4.36m x 3.23m

Bedroom 2
3.94m x 3.12m

Bedroom 3
3.10m x 3.23m



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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