



74 Mirren Drive, Duntocher
Offers Over £249,000
5 BED SEMI-DETACHED HOUSE



 **McHugh**
Estate Agents



Features

2 storey side extension

4 upstairs Bedrooms

Master Bedroom with Ensuite

Family room/Bed 5

Downstairs WC

Fabulous Dining Kitchen

Elevated views over hillside

Superb family accommodation

Conservatory

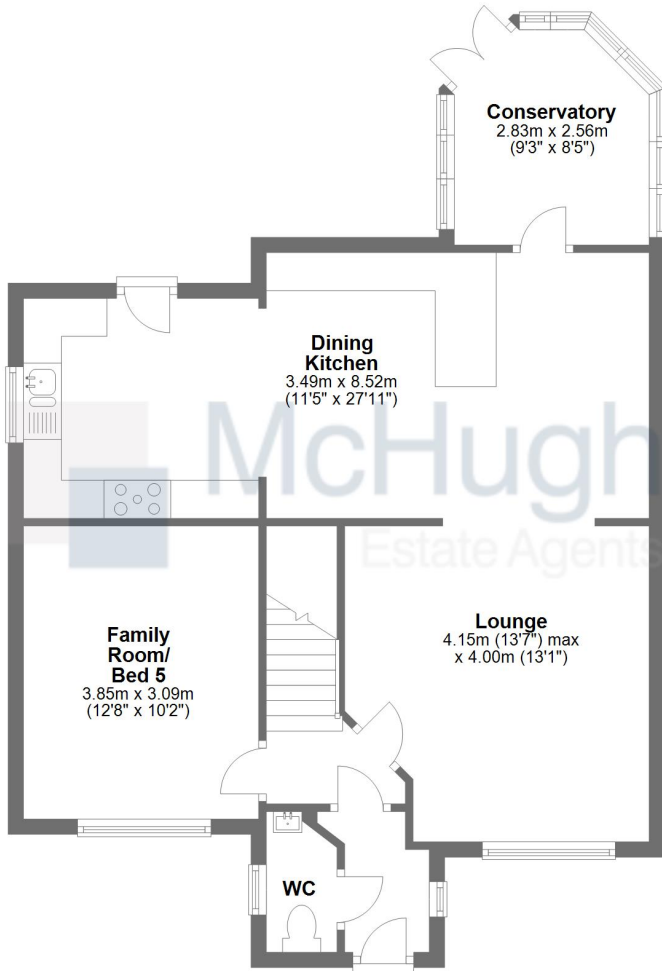
Fully enclosed suntrap garden



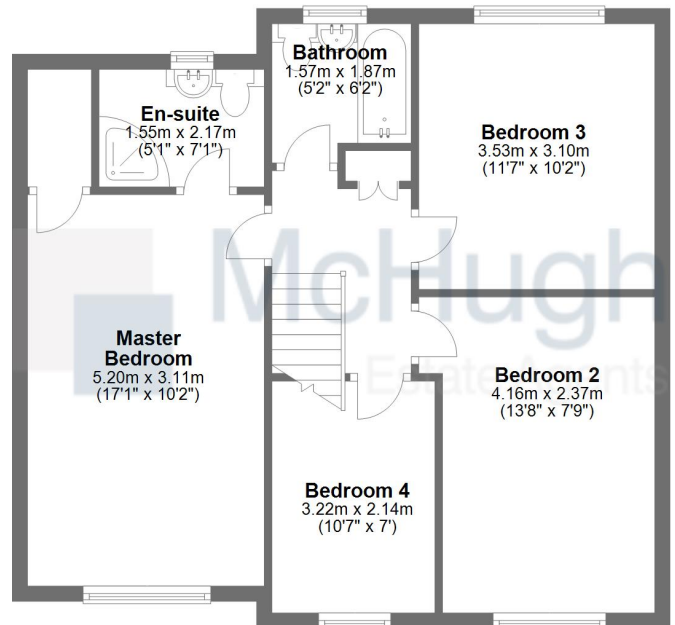
5 BED SEMI-DETACHED HOUSE

74 Mirren Drive, Duntocher

Ground Floor



First Floor



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

74 Mirren Drive, Duntocher

Situated within one of the most desirable pockets in the development, this fabulous semi-detached villa has a two storey side extension and provides enviable, long term family accommodation.

The property has been well maintained and thoughtfully reconfigured. Features include a stunning 8.5 metre dining kitchen, a master bedroom with an ensuite shower room, elevated views over countryside, a generous conservatory and a large family friendly rear garden.

Accommodation

There is a bright entrance porch to the front of the property which benefits from a handy cloaks/WC off. Off the hallway an angled door opens to the well presented lounge. The unique dining kitchen is 8.5 metres wide and comfortably accommodates a family dining room, a 4 seat breakfast bar, a large matte cream shaker-style kitchen area with plentiful worktop space, integrated appliances and a feature 5 burner range-style cooker. Off the dining area is a large conservatory which enjoys pleasant views over the enclosed rear garden. Off the central hallway is a convenient family room which has the flexibility to be utilised as bedroom 5 if required.

On the upper floor, the exceptionally spacious master bedroom has deep inbuilt storage and is located at the front of the property with open outlooks down Mirren Drive. The ensuite shower room is naturally bright and has a white vanity suite and a curved shower enclosure. Bedrooms 2 and 3 are well presented and spacious double bedrooms. Bedroom 4 is a well-proportioned single bedroom. The superb bathroom is fitted with a stylish 3 piece suite and features a mains thermostatic shower with a dual function 'drench' shower.

There is further storage in the upper landing and attic space. The property benefits from solar panels.

Glazing and Heating

The property has modern uPVC double glazing and gas fired central heating (Ideal Logic combi boiler installed 2022).

Gardens

The front garden has been laid with monoblock to enhance the off-street parking provision (3-4 cars). At the rear, the South West facing garden has been landscaped to provide attractive paved patio areas and a suntrap lawn. There is a generous timber storage hut with a large awning - perfect for outside entertaining! A gate at the bottom of the garden leads to open countryside.

Location

Mirren Drive is a most sought after family location formed of a mixture of semi-detached and detached villas. Primary schools, bus services and local shops are within easy reach. Hillside walks, a children's play park, Antonine Sports Centre and Clydebank & District golf course are also close to hand.

SAT NAV ref - G81 6LE

Dimensions

Lounge - 4.15m x 4.00m
Dining Kitchen - 3.49m x 8.52m
Conservatory - 2.83m x 2.56m
Family Room/ Bedroom 5 - 3.85m x 3.09m
WC - 2.00m x 0.80m
Master Bedroom - 5.20m x 3.11m
Ensuite - 1.55m x 2.17m
Bedroom 2 - 4.16m x 2.37m
Bedroom 3 - 3.53m x 3.10m
Bedroom 4 - 3.22m x 2.14m
Bathroom - 1.57m x 1.87m



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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