



52 Boyle Street, Clydebank
Offers Over £145,000
3 BED TERRACED HOUSE



 **McHugh**
Estate Agents



Features

3 Double Bedrooms

Mid Terrace Villa

Tastefully upgraded throughout

UPVC Double Glazing

Gas Central Heating (Combi boiler)

Upgraded external render

Integrated Kitchen

Fully enclosed rear garden

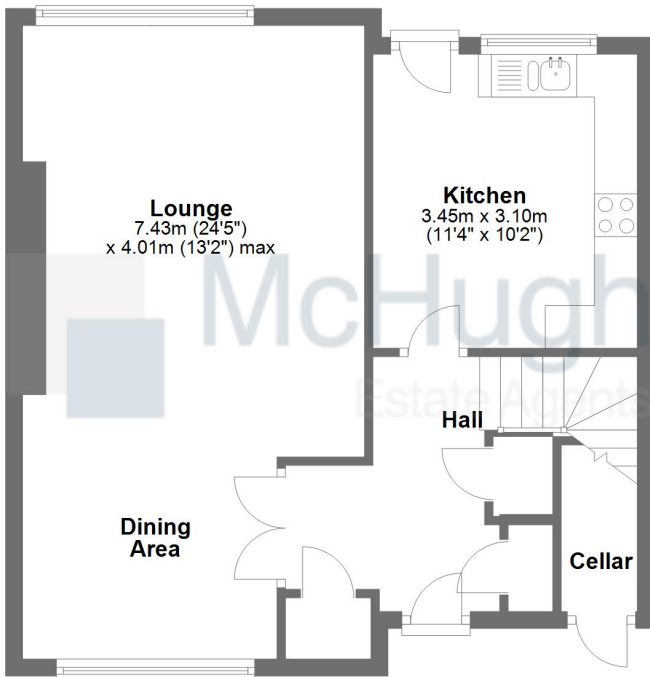
Spacious family accommodation



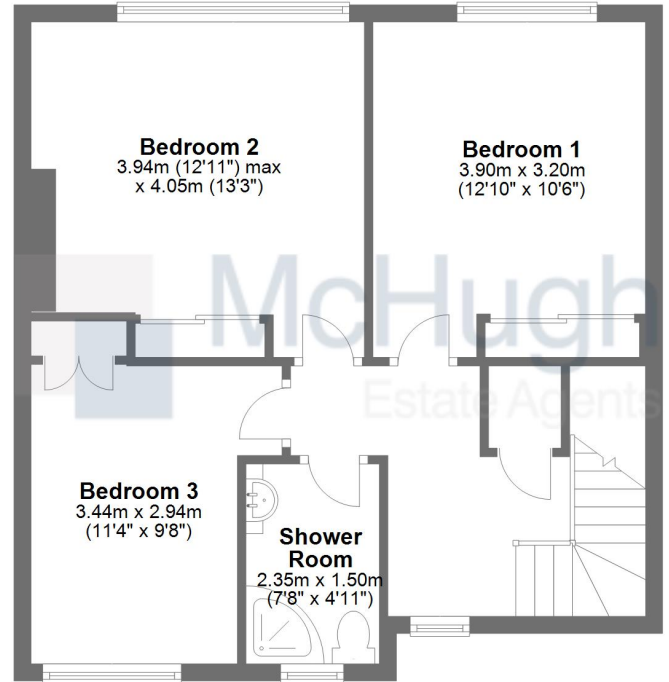
3 BED TERRACED HOUSE

52 Boyle Street, Clydebank

Ground Floor



First Floor



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

52 Boyle Street, Clydebank

Set in a low traffic cul-de-sac close to the heart of the town, this tastefully modernised 3 bedroom terraced villa provides exceptionally spacious accommodation in a family friendly environment.

The property has been home to the same family since 1971 and will be of particular interest to those looking to find their long term purchase.

Accommodation

The entrance door opens to the impressive hallway which benefits from 3 inbuilt cupboards and features solid wood flooring which leads through the main apartments. The generous lounge and dining room has large picture windows to the front and rear and is flooded with natural light. The superb kitchen is finished in white gloss units and comes complete with an integrated oven, electric hob and a dishwasher. A door from the kitchen leads to the fully enclosed rear garden.

On the upper floor the spacious landing accesses all rooms. There are three well presented double bedrooms, each with space for additional furniture and inbuilt storage. The shower room is fully tiled and finished with an attractive vanity suite.

A sliding ladder accesses the large loft storage space.

Glazing and Heating

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

Gardens

There is a neat lawn garden to the front of the property which is enclosed by fencing. At the rear the fully enclosed, suntrap garden is level and features a neat, central lawn and a generous paved patio. There is a greenhouse in situ and a timber gate accesses the rear service lane.

Location

Boyle Street is located in a quiet residential pocket close to all local amenities. Clydebank town centre is approximately 10 minutes walk or just a couple of stops on one of the frequent bus services along Barns Street. Clydebank Train Station is also within walking distance.

SAT NAV ref - G81 1DU

Dimensions

Lounge/Dining - 7.43m x 4.01m

Kitchen - 3.45m x 3.10m

Bedroom 1 - 3.90m x 3.20m

Bedroom 2 - 3.94m x 4.05m

Bedroom 3 - 3.44m x 2.94m

Shower Room - 2.35m x 1.50m



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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