



Duntocher Road, Clydebank  
**Offers Over £239,000**  
4 BED SEMI-DETACHED HOUSE



 **McHugh**  
Estate Agents



## Features

4 Double Bedrooms

Modern Kitchen

Stylish Shower Room

Large Dining Room extension

Utility Room, D/stairs WC

Multi-car driveway

Exceptionally spacious accommodation

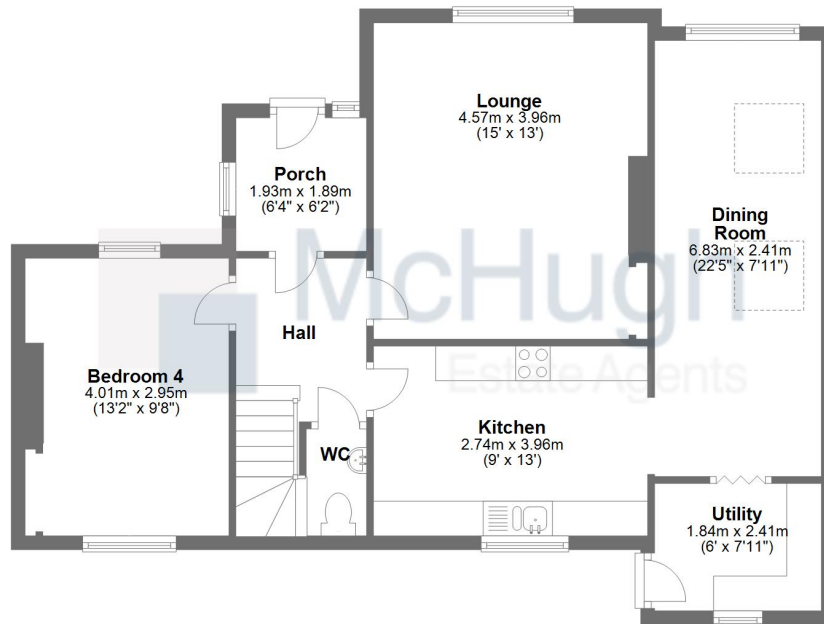
15 min walk to Dalmuir Train Station



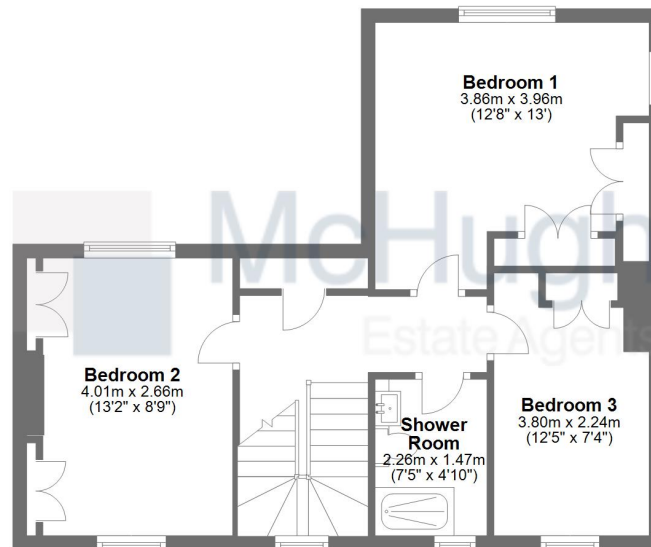
## 4 BED SEMI-DETACHED HOUSE

Duntocher Road, Clydebank

## Ground Floor



## First Floor



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

# Duntocher Road, Clydebank

Set on a generous, elevated plot on the edge of the popular North Kilbowie district, this extended 4 bedroom semi-detached villa offers unique, family-sized accommodation with open outlooks over Parkhall. This is the largest style of semi detached villa, of which there are only a few in the area. As such, it presents a rare opportunity on the open market.

The well maintained property has been home to our vendors for 38 years. In this time, they have created a large dining room and utility room extension to the side, an entrance porch to the front and a downstairs WC off the hall. In recent years the kitchen, shower room and boiler have been renewed.

## Accommodation

**Ground Floor** - The bright porch is a perfect space to store family coats and shoes and provides a welcoming entrance to the property. The impressive hallway has a large turning staircase, a modern Cloaks/WC and accesses the main apartments. There is a large lounge has pleasant outlooks to the front and can accommodate a variety of furniture. The modern refitted kitchen is finished in white gloss and comes complete with an integrated dishwasher, double eye-level oven and ceramic hob. Off the kitchen is a fabulous dining room which is almost 7meters in length and is the perfect space for entertaining. To the rear of the dining room is the plumbed utility room and door to the rear garden. Bedroom 4 is bright double room on the ground floor which benefits from windows to the front and rear.

**Upper Floor** - The generous landing is flooded with natural light and provides access to all the upper floor rooms. Bedroom 1 is a large double room with an abundance of inbuilt storage and windows to the front and side. Bedrooms 2 and 3 are double room with fitted wardrobes. The stylish shower room is fully tiled, fitted with a designer suite, has a double-sized, low-rise shower tray and features a dual function 'rainfall' shower with recessed chrome fittings.

## Glazing and Heating

The property benefits from uPVC double glazing and upgraded central heating (modern vokera combi boiler, pipework renewed and a selection of radiators replaced).

## Gardens

The sloping front garden is enclosed by a metal gate and fencing. Steps lead to a generous, fully enclosed patio which offers elevated views over Parkhall. At the rear the tiered garden provides a sheltered patio with a canopy, a summer house, and a large gated, multi-car driveway which is accessed off Broom Drive.

## Location

222 Duntocher Road is located within a short walk of local shops, frequent bus services and Dalmuir Train Station. Clyde Shopping Centre and Clydebank Business Park are approx. 20min walk or a short bus ride away. By car, the roundabout at the top of Duntocher Road provides easy access to Glasgow, Loch Lomond and the M8 Motorway via the A82 Great Western Road.

SAT NAV ref - G81 3NG

Porch - 1.93m x 1.89m

Lounge - 4.57m x 3.96m

Kitchen - 2.74m x 3.96m

Dining Room - 6.53m x 2.41m

Utilty - 1.84m x 2.41m

WC - 1.53m x 0.81m

Bedroom 4 - 4.01m x 2.95m

Bedroom 1 - 3.86m x 3.96m

Bedroom 2 - 4.01m x 2.66m

Bedroom 3 - 3.80m x 2.24m

Shower Room - 2.26m x 1.47m



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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