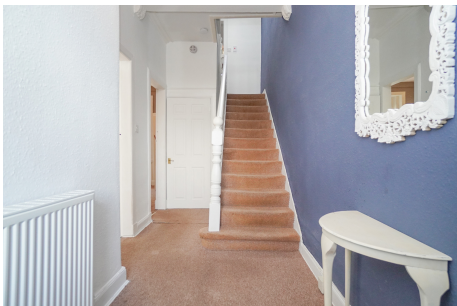




107 Montrose Street, Clydebank
Offers Over £175,000

3 BED TERRACED HOUSE



 **McHugh**
Estate Agents



Features

3 Bedrooms

Traditional stone fronted building

Large Lounge with Bay Window

Spacious Dining Room

Refitted Kitchen

Town Centre location

Attractively priced family accommodation

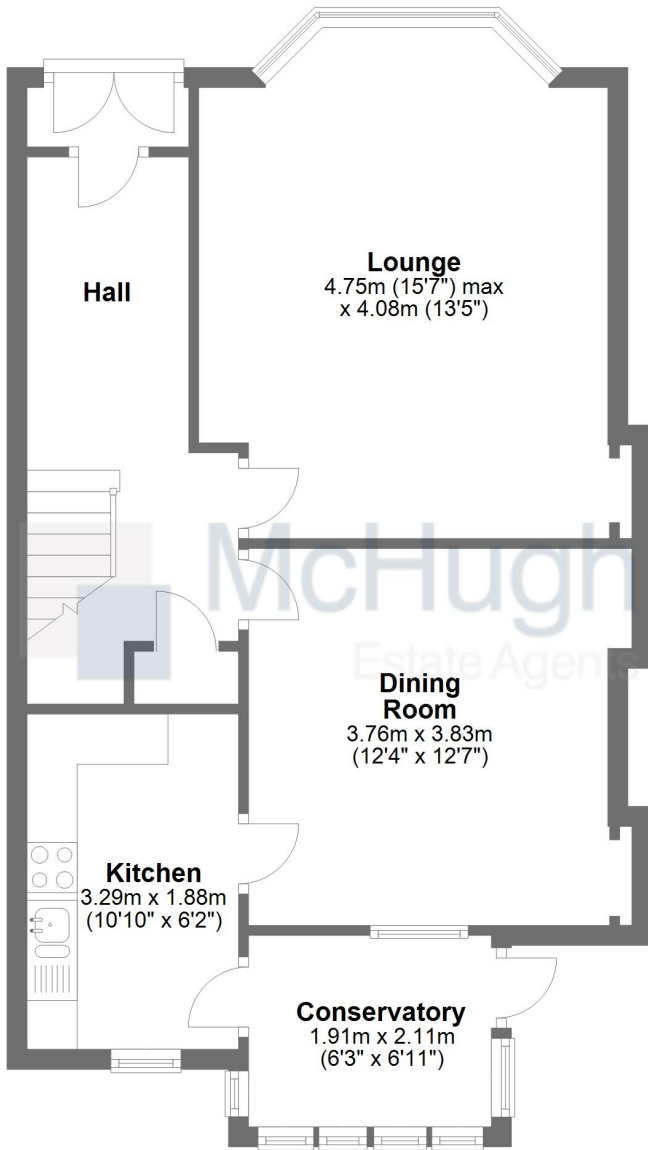
5 min walk to train station



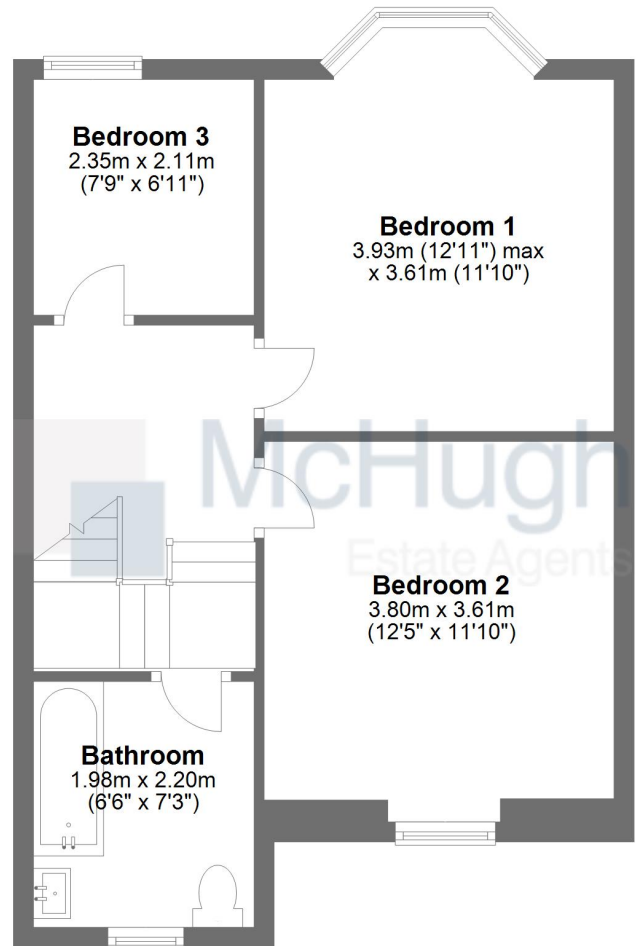
3 BED TERRACED HOUSE

107 Montrose Street, Clydebank

Ground Floor



First Floor



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

107 Montrose Street, Clydebank

Set within a traditional terrace row, this attractive sandstone fronted villa enjoys a gently elevated position in the heart of the town.

Accommodation

Ground Floor - Twin upvc storm doors open to a vestibule and into the impressive hallway. The large lounge has a South facing bay window to the front and has space for a range of furniture options. Off the hallway is a generous dining room with outlooks to the rear. The refitted kitchen is finished in a modern style shaker unit with oak effect work tops and black gloss Metro tiling on the splashback. A door from the kitchen leads to the bright double glazed conservatory.

On the half landing the fully tiled bathroom features a stylish 3 piece suite with an electric over-bath shower.

Upper Floor - There is a bright and spacious upper landing from which all bedrooms are accessed. The main bedroom is at the front of the property and features a bay window with outlooks to the front. Bedroom two is a double room at the rear of the property with open outlooks over the rear garden. Bedroom 3 is a bright and well presented single bedroom at the front.

Heating and Glazing

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

Gardens

The generous fully enclosed rear garden is stocked with established foliage within terraced sections. At the rear of the garden is an elevated patio and a gate to a residents' pathway.

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.

SAT NAV - G81 2PD

Dimensions

Lounge

4.75m x 4.08m

Dining Room

3.76m x 3.83m

Kitchen

3.29m x 1.88m

Conservatory

1.91m x 2.11m

Bedroom 1

3.93m x 3.61m

Bedroom 2

3.80m x 3.61m

Bedroom 3

2.35m x 2.11m

Bathroom

1.98m x 2.20m



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.

McHugh Estate Agents

576 Kilbowie Road
Hardgate Cross
Clydebank
G81 6QU

01389 879941
info@mchughestateagents.co.uk