



Ocean Field, Clydebank
Offers Over £325,000
4 BED DETACHED HOUSE



 **McHugh**
Estate Agents



Features

Stunning Family Home

4 Bedroom/6 Apartment detached villa

Luxurious Bathroom and Ensuite

Fabulous kitchen with matching utility room

Premium Integrated kitchen appliances

Superb landscaped gardens

Integral garage/development potential

Sought after cul-de-sac location

Upgraded CR Smith double glazing

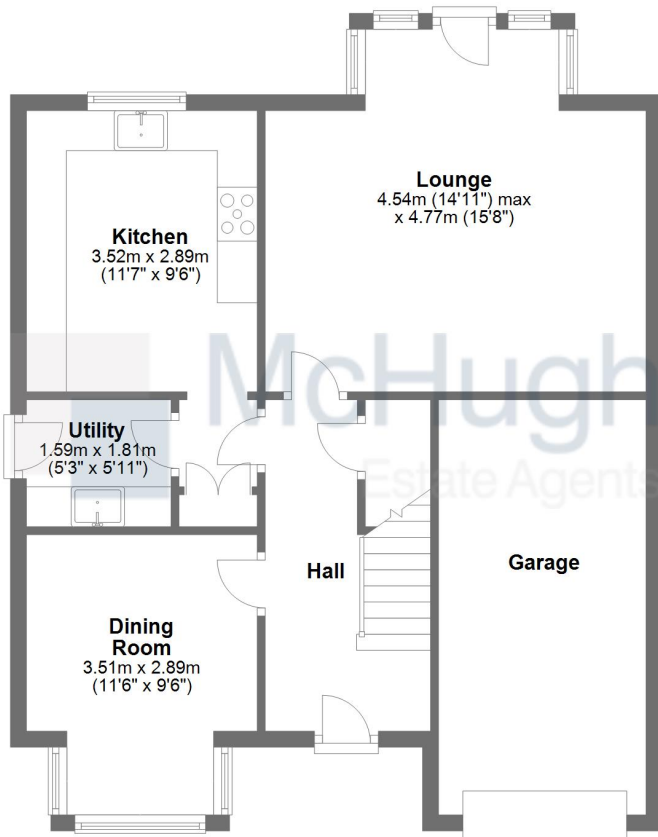
Upgraded Central Heating

4 BED DETACHED HOUSE

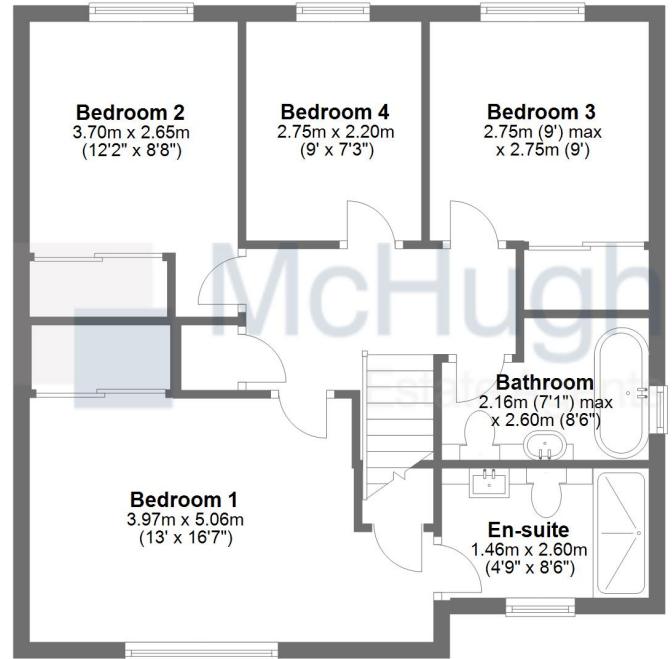


Ocean Field, Clydebank

Ground Floor



First Floor



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

Ocean Field, Clydebank

Tucked away within a desirable cul-de-sac development, this luxurious detached villa has been extensively modernised to provide enviable, long term family accommodation in show-home condition.

Features include a stylish new kitchen and matching utility room, luxurious bathroom and ensuite shower room, upgraded double glazing and heating and landscaped garden grounds.

Accommodation

The immediately impressive hallway boasts solid wood flooring, glass balustrades and handy cloaks/WC under the stairs. The generous lounge is at the rear of the property with a box-bay window and door to the fully enclosed rear garden. The superb recently installed kitchen is finished in a Forest Green shaker style with premium composite worktops and integrated appliances (dishwasher, eye level oven, combi oven/micro, plate warmer and wine cooler). Off the kitchen is the utility room which has been fitted with matching units and has a door to the side garden. The family dining room is to the front of the property, enjoying pleasant outlooks over the cul-de-sac.

On the upper floor, there is a well proportioned landing with glass balustrades. The exceptionally spacious master bedroom is located at the front of the property and has inbuilt wardrobes and beautifully appointed ensuite shower room. Within the ensuite is a white vanity suite and a low-rise shower tray with glass screen, a multi-jet shower and a ceiling mounted rainfall shower head, all with recessed plumbing. There are two further double bedrooms which benefits from inbuilt wardrobes and a well proportioned single room which is currently used as a home office. Lastly is the opulent bathroom with porcelain tiling, a luxurious freestanding bath, a vanity suite and a sleek wall mounted TV with recessed speakers in the ceiling.

A ceiling hatch on the landing accesses the generous, floored attic space.

Glazing and Heating

The property has upgraded CR Smith uPVC double glazing in all rooms except the bathroom (remainder of 10 yr warranty). There is a gas central heating system which benefits from a selection of upgraded radiators, reconfigured plumbing and an energy efficient Worcester combi boiler (remainder of 7 year warranty).

Gardens

The front garden provides a neat all-weather lawn section with a monoblock driveway adjacent, which offers generous off street parking and leads to the single garage. At the rear, the beautifully presented and fully enclosed garden has been landscaped for easy maintenance and is perfect for year-round use. It is enclosed by fencing which is complimented by tasteful ambient lighting and comprises a large synthetic lawn, attractive paved pathways and a sizeable timber decking area which can be accessed directly from the lounge. In all, a fabulous garden which is perfect for both day-to-day family living and for entertaining.

Location

13 Ocean Field is located just off Great Western Road (A82) which is the main artery to The Erskine Bridge, Glasgow's West End and the North of the city. The A82 also leads to Loch Lomond National Park, where many beautiful walks and country pursuits can be found.

Locally, the development is only a short walk to shops, schools, bars/eateries, bus transport and the Antonine Sports Centre in Duntocher village. At the rear of the Ocean Field development there are scenic woodland walks which lead past Dalmuir Golf Course.

SAT NAV ref - G81 3QW

Dimensions

Lounge

4.54m x 4.77m

Dining Room

3.51m x 2.89m

Kitchen

3.52m x 2.89m

Utility

1.59m x 1.81m

WC

1.59m x 0.80m

Bedroom 1

3.97m x 5.06m

Ensuite

1.46m x 2.60m

Bedroom 2

3.70m x 2.65m

Bedroom 3

2.75m x 2.75m

Bedroom 4

2.75m x 2.20m

Bathroom

2.16m x 2.60m



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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