



75 Mirren Drive, Duntocher
Offers Over £185,000
3 BED SEMI-DETACHED HOUSE





Features

3 Bedrooms

Semi Detached Villa

Sought after location

Attractively priced accommodation

General modernisation required

Generous gardens

Floored and lined attic with Velux

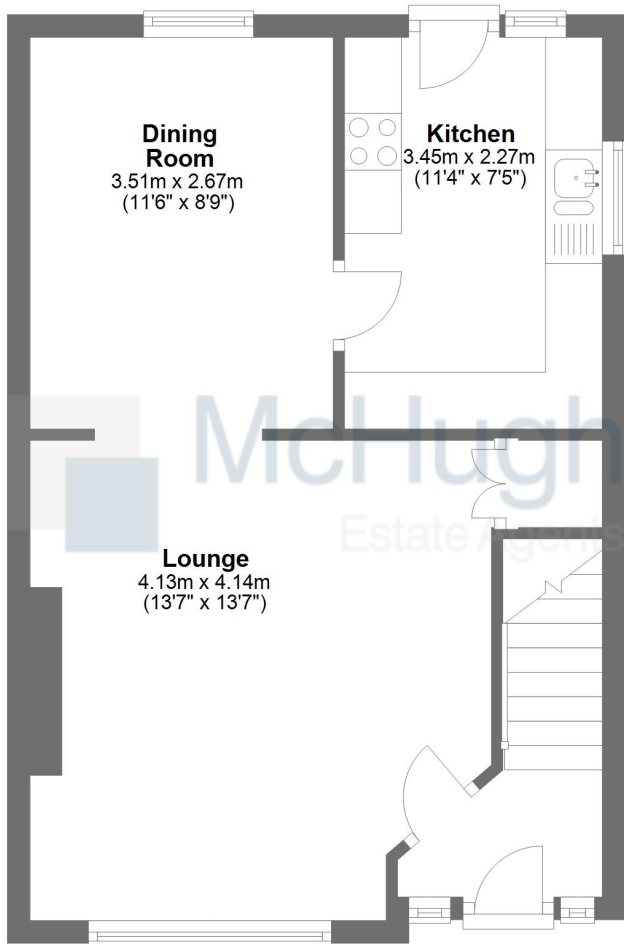
Walking distance to shops and schools



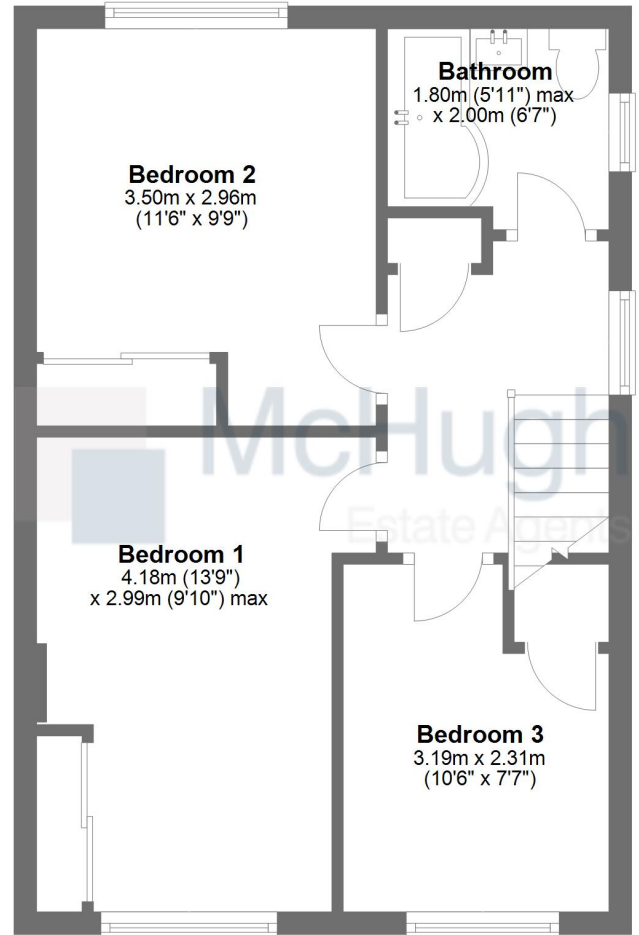
3 BED SEMI-DETACHED HOUSE

75 Mirren Drive, Duntocher

Ground Floor



First Floor



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

75 Mirren Drive, Duntocher

Enjoying a gently elevated position in a sought after Duntocher location, this 3 bedroom semi-detached villa provides long term accommodation in a family friendly environment, within walking distance of primary schooling, a well equipped children's play park and local countryside.

The attractively priced property would benefit from general modernisation throughout which has been reflected in the Home Report valuation figure.

Accommodation

On the ground floor, the entrance hall leads to the bright and airy main lounge which has elevated outlooks to the front. The open-plan dining room can comfortably accommodate a large dining table and chairs and has a window to the rear. The kitchen is located off the dining room and has a variety of wall and floor mounted units, and a door to the generous rear garden.

On the upper floor, bedroom one is located to the front and enjoys elevated views to the South. Bedroom two, is a double room at the rear overlooking the rear garden. The third bedroom is a well proportioned single room. The modern bathroom has a refitted suite, wet wall panelling and a dual function mains mixer shower with a 'rainfall' feature.

The floored and lined attic has a Velux window to the rear and is accessed via bedroom three.

Heating and Glazing

The property has gas central heating (modern combi boiler) and wooden framed double glazing.

Location

75 Mirren Drive is well placed for primary schooling, shopping facilities, local hillside and the Antonine Sports Centre. Within approximately 5 mins walk of the property there is a well equipped children's play park which is a great attraction for young families. There are frequent and reliable bus services which operate in the area.

SAT NAV ref - G81 6LD

Dimensions

Lounge

4.13m x 4.14m

Dining Room

3.51m x 2.67m

Kitchen

3.45m x 2.27m

Bedroom 1

4.18m x 2.99m

Bedroom 2

3.50m x 2.96m

Bedroom 3

3.19m x 2.31m

Bathroom

1.80m x 2.00m

Attic

4.84m x 3.07m



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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