



Blantyre Crescent, Duntocher  
**Offers Over £199,000**  
3 BED SEMI-DETACHED HOUSE



 **McHugh**  
Estate Agents



## Features

3 Bedrooms

Semi Detached

Dining Kitchen

Driveway parking for several cars

Single garage

Backing onto rolling countryside

Sought after accommodation

Gas central heating and Double Glazing

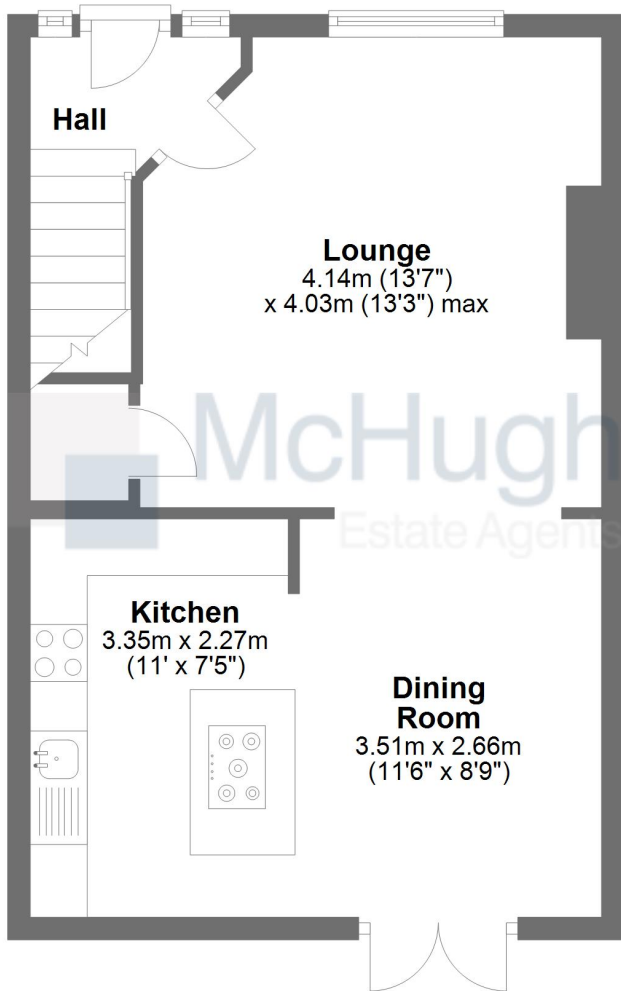
10 min walk to 2 primary schools



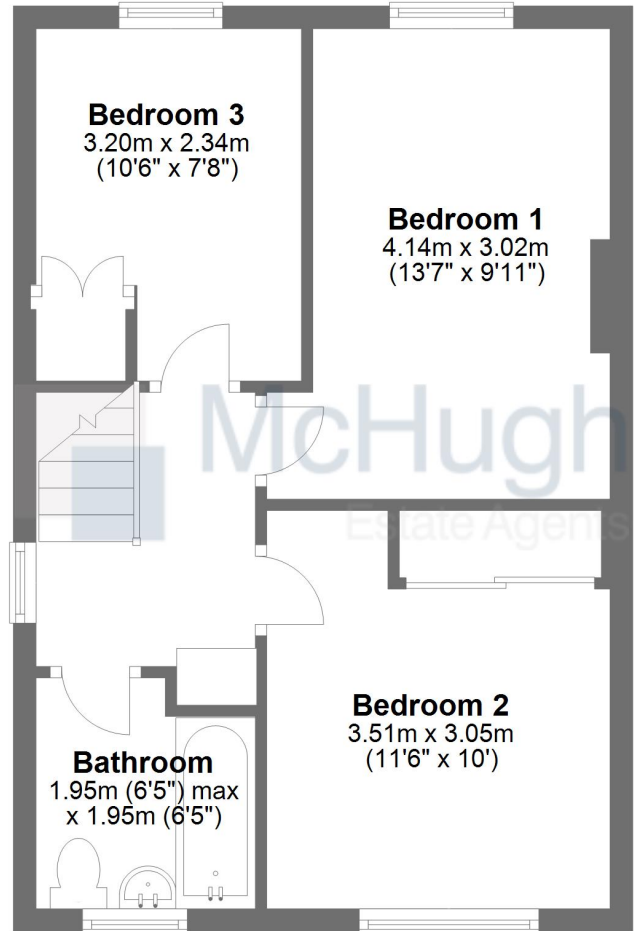
## 3 BED SEMI-DETACHED HOUSE

Blantyre Crescent, Duntocher

## Ground Floor



## First Floor



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

# Blantyre Crescent, Duntocher

This attractively priced semi-chalet villa is set in a quiet, sought after location in the corner of Blantyre Crescent, backing onto rolling countryside. The property is within a short walk of schools, shops and bus services and is certain to appeal to those seeking their long-term home.

## Accommodation

On the ground floor of the property, a uPVC door opens to the bright entrance hallway. The tastefully presented lounge has a window to the front, solid wood flooring and recessed downlighting. At the rear, the open plan dining kitchen has a generous mix of upper and lower cabinets, integrated appliances, a central island with a breakfast bar and space for a family-sized dining table. Twin French doors lead from the dining area to the rear garden.

Upstairs, the bright landing accesses all rooms. The main bedroom is a well presented double room to the front, enjoying open outlooks over the crescent. Bedroom 2 is a double room with mirrored wardrobes and delightful open outlooks to the rolling hillside. Bedroom 3 is a single bedroom at the front. The bathroom has a white 3 piece suite and an electric shower.

A ceiling hatch on the landing accesses the partially floored attic space.

## Heating and Glazing

The property benefits from double glazing and a gas combination boiler system (combi boiler).

## Gardens

The front garden has a gently sloping lawn with a paved path and multi-car driveway adjacent. At the top of the driveway is a single car garage.

The suntrap rear garden comprises a large elevated decked patio, lawn sections to the side and rear and a paved pathway which leads to the rear boundary and a private hillside viewpoint.

## Location

73 Blantyre Crescent enjoys a most sought after location within the Wimpey Homes development and has a more rural feel due to its close proximity to rolling hillside. All local amenities are within a short walk including shops, primary schooling, bus services, bars and eateries. The property is conveniently positioned for easy access to the A82 Great Western Road which links Glasgow and Loch Lomond and provides access to the Erskine Bridge, M8 Motorway and Glasgow Airport.

SAT NAV ref - G81 6LD

## Dimensions

Lounge - 4.14m x 4.03m

Dining Room - 3.50m x 2.66m

Kitchen - 3.35m x 2.27m

Bedroom 1 - 4.14m x 3.02m

Bedroom 2 - 3.50m x 3.05m

Bedroom 3 - 3.20m x 2.34m

Bathroom - 1.95m x 1.95m



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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