



Kirkoswald Drive, Clydebank
Offers Over £135,000
3 BED SEMI-DETACHED HOUSE



 **McHugh**
Estate Agents



Features

3 Double Bedrooms

Semi-Detached Villa

2 minutes from nursery and schools

Walking distance to Town Centre

Large suntrap garden

Dining Size Kitchen

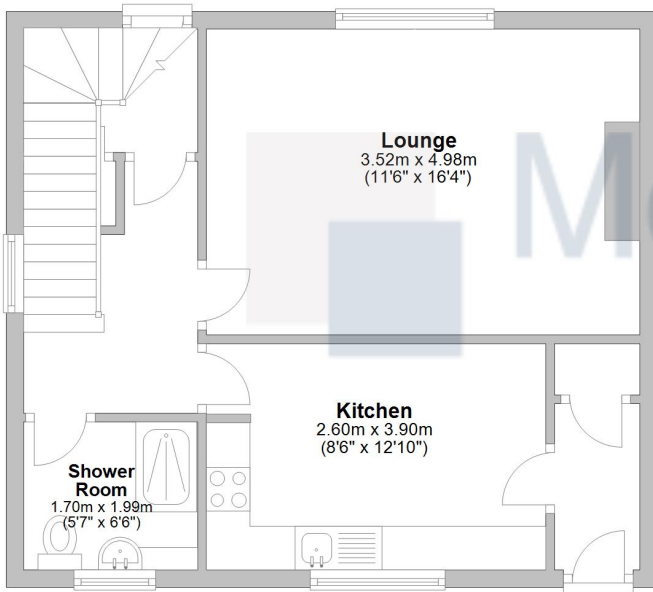
Attractively priced property



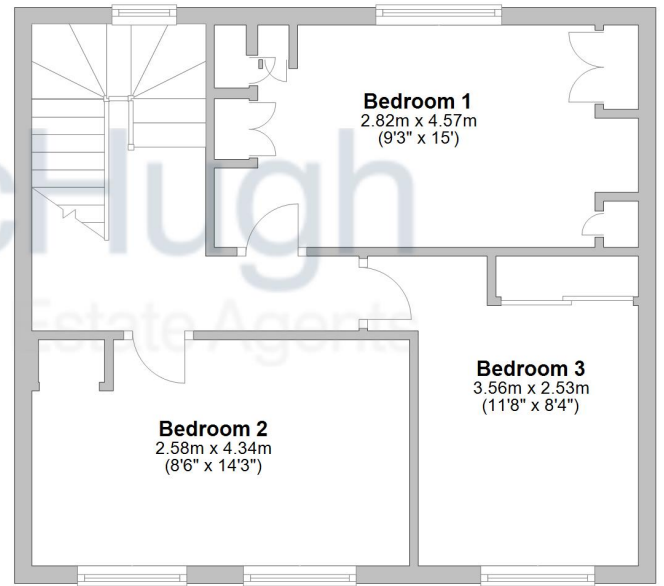
3 BED SEMI-DETACHED HOUSE

Kirkoswald Drive, Clydebank

Ground Floor



First Floor



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

Kirkoswald Drive, Clydebank

Set in a popular residential location close to heart of the town, this generously proportioned three bedroom semi-detached villa provides attractively priced family accommodation just a short walk from nursery, primary and secondary schooling.

Whilst general modernisation would be beneficial, buyers will appreciate this opportunity to own a long-term family home in an exceptionally convenient location.

Accommodation

The entrance door opens to a vestibule area with excellent storage provision. The bright and welcoming hallway provides access to the ground floor accommodation where there is a spacious lounge with a large window to the front. The dining kitchen has a variety of base and wall units and pleasant outlooks to the rear garden. Also on the ground floor is the refitted shower room.

On the upper floor there is a bright open landing which leads to three well proportioned double bedrooms - each of which have storage.

Heating and Glazing

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

Gardens

The front garden is enclosed by border hedging and is mainly laid to lawn with a paved path and steps leading to the front door. At the side is a sloping, single car driveway. The large rear garden provides a very private South facing lawn and a patio area.

Location

49 Kirkoswald Drive is conveniently positioned within walking distance of all the amenities and attractions in Clydebank town centre including leisure/sports clubs, a cinema, Clyde Shopping Centre, Clydebank business park and West College. Train stations and bus services are within a short walk as is the Forth & Clyde Canal and cycle path which runs through the town centre. Nursery, primary and secondary schools are just across the road.

SAT NAV ref - G81 2BU

Lounge

4.98m x 3.52m

Kitchen

3.90m x 2.60m

Shower Room

1.99m x 1.70m

Bedroom 1

4.57m x 2.82m

Bedroom 2

4.34m x 2.58m

Bedroom 3

2.53m x 3.56m



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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