



## 141 Melbourne Avenue, Clydebank, G81 4QB

Offers over £179,995



**\*\*Highly sought after THREE bedroom semi-detached villa\*\*** This seldom available property is set within the popular location of Clydebank and within close proximity of a host of local amenities and services. This property is presented to market in walk-in condition and is not expected to be available for long! With Matterport Tour and HDVR Property Tour available, please contact Elevate Property Services for more information.



## Property Information

Welcome to No. 141 Melbourne Avenue, situated within the sought after Mountblow area of Clydebank. This splendid THREE-bedroom semi-detached villa is presented to market in walk-in condition and is sure to appeal to a variety of purchasers.

To the front, the property benefits from a substantial gated garden and mono-bloc driveway, large enough to accommodate a number of vehicles. The welcoming reception hallway leads firstly to the open plan lounge and kitchen area, creating a bright and spacious ambience. The lounge has generous dimensions and large window flooding this room with natural sunlight and leads into the modern kitchen with convenient breakfast bar. The fitted kitchen has an array of light-grey gloss wall and base mounted units paired with a wood effect worktop, creating a fashionable and efficient workspace. The kitchen further benefits from an integrated hob, oven and extractor fan. Adequate space is available for a free-standing fridge freezer and washing machine. With a large window and glass panelled door providing access to the rear garden, there is an abundance of natural light creating a bright and practical space. Completing this floor, the family bathroom with low maintenance, wet-wall panelling comprises of a bathtub with electric shower over, vanity unit and W.C.

On the upper level, are three generously proportioned bedrooms, two of which boast excellent fitted storage. Access to the converted attic area is via a pull-down ladder, this space is flexible for a variety of uses.

The fully enclosed rear garden is perfect for entertaining or enjoying some sunshine with patio and raised decking area. This space has been designed to be low maintenance, creating a safe and easily maintained environment for children and pets alike.

Ideally situated within walking distance of sought after schooling, this property will appeal to a variety of purchasers, including families with children of various ages. Also, with excellent transport links to local shopping centres, or further afield to Glasgow City and Loch Lomond area, the location is ideal.

We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

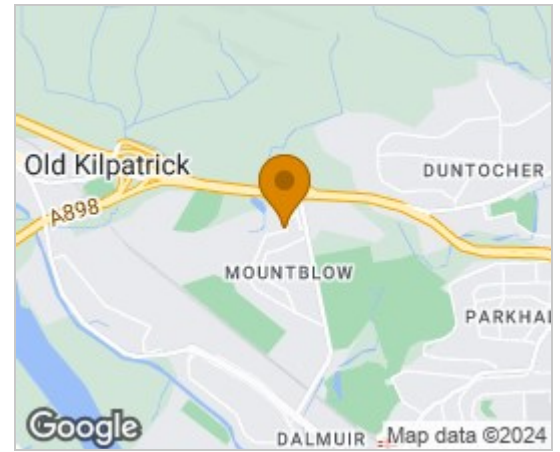
Any areas, measurements or distances quoted are approximate and floor plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

## Room Dimensions

- Living Room - 5.34m x 3.30m
- Kitchen - 2.75m x 3.30m
- Bedroom One - 3.03m x 2.35m
- Bedroom Two - 3.56m x 3.29m
- Bedroom Three - 4.07m x 2.75m
- Bathroom - 1.69m x 3.30m
- Attic - 6.69m x 2.44m

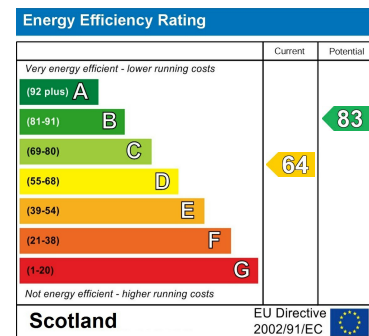
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.