



53 Montrose Street, Clydebank, G81 2PA

Offers over £179,995



****Spacious FOUR Bedroom mid-terrace property on the sought after Montrose Street, Clydebank**** This large sandstone villa is set within a row of traditional Victorian terraced properties and is located within walking distance of a host of local amenities. With HD property tour available, please contact Elevate Property Services for more information.



Property Information

Welcome to No. 53 Montrose Street, this traditional FOUR bedroom, mid-terrace property offers an ideal opportunity for many purchasers. The property is situated within the popular Drumry/Clydebank locale and is within walking distance from a host of amenities and public transport links.

The charming and easily maintained garden at the front of the property leads through the outer uPVC door and onto the entrance vestibule with its partially glazed inner door which provides access to the large hallway. Although a degree of modernisation is required, the generous dimensions and grand feel of this property, provides an excellent opportunity to create a fantastic family home.

The lounge is impressive in size and has a large bay window, flooding this room with natural light. The fitted kitchen currently hosts wall and base mounted units and free-standing appliances and has ample space for modernisation into a contemporary kitchen to your specification. The utility area to the rear of the kitchen, provides an excellent area for laundry and back garden access. To the side of this, is a convenient shower room, comprising of a walk-in shower cubicle, electric shower, wash hand basin and W.C. Completing this floor, is a spacious fourth bedroom, which could also be utilised as a second reception room, dining room, home office etc.

The staircase leads firstly to the large family bathroom located at mid floor level with bath and over bath electric shower wash hand basin & W.C. This room could also easily accommodate a separate shower cubicle. On the upper level, there are three neutrally decorated bedrooms, one of which benefits from excellent storage.

The property also benefits from gas central heating and double glazing throughout, providing all rooms with a lovely warmth all year round.

The garden to the rear of the property, is easily maintained with paving and planting area. The new community park to the rear of the property provides a pleasing outlook and expansive play area for children or for walking the dog.

Ideally situated within walking distance of all local train stations, Early Learning and Childcare Centres, Primary and Secondary Schools and a host of other amenities, this property truly is in a perfect location.

We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable 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 - 4.82m x 3.92m
 Kitchen - 3.73m x 2.60m
 Bedroom One - 4.61m x 3.60m
 Bedroom Two - 4.12m x 3.18m
 Bedroom Three - 2.85m x 1.69m
 Bedroom Four - 3.97m x 3.17m
 Bathroom - 3.54m x 2.57m
 Shower Room - 2.11m x 1.03m
 Utility Room - 2.31m x 1.70m

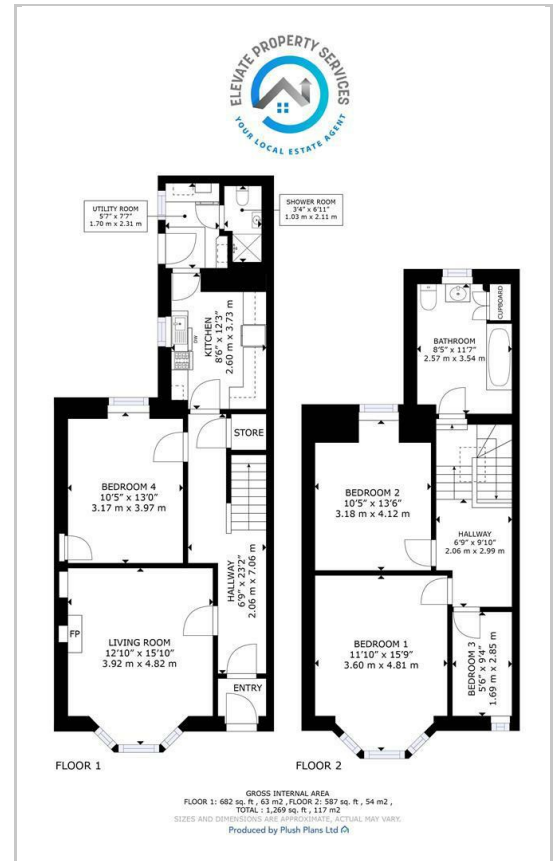
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Room 4, 193 Dumbarton Road, Clydebank, West Dunbartonshire, G81 4XJ
 Tel: 01389 504114 Email: info@elevatepropertyservices.com <https://www.elevatepropertyservices.com/>

Area Map



Floor Plans



Energy Efficiency Graph

