



## 50 Roman Hill Road, Clydebank, G81 6PB

Offers over £339,995



**\*\*Splendid extended FOUR bedroom detached villa\*\*** Set on a substantial plot within a quiet cul-de-sac in the highly sought after Hardgate area. Boasting THREE reception rooms providing flexible family living, this property must be viewed to appreciate the vast accommodation on offer. With HDVR Property Tour available, please contact Elevate Property Services for more information.



## Property Information

Welcome to No. 50 Roman Hill Road, situated within a highly sought after Hardgate address. This fantastic property has been upgraded and extended to create a spacious family home and is sure to generate considerable interest.

To the front, a charming garden is available which is mainly laid to lawn with a multi-car driveway and garage situated to the side. Upon entering, through the modern uPVC door, you are welcomed into the spacious reception hallway which leads you in the first instance to the open plan lounge and dining room. With feature fireplaces on both sides of the wall separating this space and windows to both sides, this is a flexible space to suit modern family living. Dual aspect windows fill this space with an abundance of natural sunlight. A second reception room is available which is currently used as a homely snug/television room and overlooks the rear garden. The stunning fitted kitchen has an array of white gloss wall and base mounted units paired with solid black worktops, creating a sleek and lavish workspace. The kitchen further benefits from a range of quality integrated appliances, including triple ovens, hob, dishwasher and fridge-freezer. Patio doors in the kitchen can be opened into the rear garden creating a lovely open feel. A convenient laundry/utility area is located to the rear of the garage space.

On the upper floor, the master bedroom benefits from a range of fitted storage, a walk-in closet and an ensuite shower room comprising of shower cubicle, vanity unit and W.C. A further three well-proportioned bedrooms are available, one of which also benefits from fitted mirrored storage. Completing this floor is a family shower room with walk-in shower cubicle, vanity unit and W.C.

Further features include additional storage within the loft, gas central heating (Boiler replaced in 2020) and double glazing.

The rear garden of this property must be seen to appreciate the amount of land on offer. A summer house is available at the end of the garden, a perfect space for adults and children alike. The rear garden is fully enclosed and with decking and patio areas, this is an ideal place for relaxation or entertaining.

Situated within walking distance of a host of local amenities and a short distance to sought after schooling, this property is sure to also appeal to families with children of various ages. Local retail centres are only a few minutes drive away, including the popular Clyde Shopping Centre and Great Western Retail Park. Bus services to local train stations are also a short distance away, providing direct transport links to Glasgow City and Loch Lomond area.

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 - 4.07m x 4.01m  
Dining Room - 4.07m x 3.42m  
Sitting Room - 4.07m x 3.40m  
Kitchen - 5.49m x 3.40m  
Bedroom One - 4.40m x 4.12m  
Ensuite - 2.65m x 2.65m  
Bedroom Two - 3.55m x 3.40m  
Bedroom Three - 3.15m x 2.83m  
Bedroom Four - 3.15m x 1.98m  
Bathroom - 2.43m x 1.91m

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.

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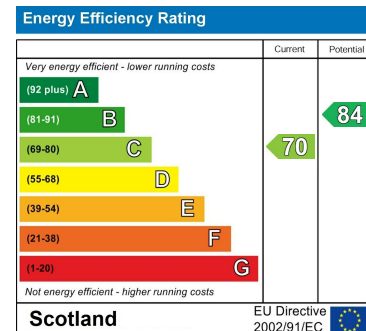
## Area Map



## Floor Plans



## Energy Efficiency Graph



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