



## 50 Janetta Street, Clydebank, G81 3ED

Offers over £269,995



**\*\*CLOSING DATE - MONDAY 7TH OCTOBER AT 12.00 NOON\*\*** Stunning THREE bedroom semi-detached bungalow, situated within the heart of Clydebank, this home has been fully refurbished to a high specification and must be viewed to appreciate the level of accommodation on offer. This property is sure to appeal to a variety of purchasers and is not expected to be available for long! With HDVR Property Tour available, please contact Elevate Property Services for more information.



## Property Information

Welcome to No. 50 Janetia Street, situated within a highly sought after address within the heart of Clydebank. This fantastic THREE bedroom semi-detached bungalow offers a splendid level of accommodation. Beautifully decorated throughout, this bright and spacious home is presented to the market in true walk-in condition.

To the front of the property, is a mature lawn garden, shared driveway and ample on street parking. Upon entering through the entrance vestibule, you are welcomed into the welcoming reception hallway which leads you to all rooms within the property and provides a host of convenient storage. The open plan lounge with dining area is generous in size and boasts a feature log burner and impressive ceiling heights. With large windows to the front and bifold doors which open to the rear garden, this space boasts an abundance of natural sunlight. The dining area to the rear of the lounge overlooks the picturesque garden seating area, creating a great space for dining or entertaining.

The splendid kitchen in this property is a must see. Fitted to a high specification with an array of contemporary wall and floor units and high end fixtures and fittings, this truly is the perfect space to enjoy cooking for the family. The kitchen further benefits from a range of quality integrated appliances including induction hob, oven, extractor fan, microwave, dishwasher and fridge freezer. Access to the rear garden is also available from the kitchen, leading to a raised decking seating area.

A ground floor bedroom is available on this level, boasting generous proportions and a feature fireplace. Completing the ground floor, is a bespoke fitted shower room with modern tiling, comprising of a walk-in shower cubicle, vanity unit and W.C.

On the upper level, two further bedrooms are available, both of which are well proportioned and benefit from clever storage options. The second luxury shower room is available on this level, finely decorated and comprising of a walk-in shower cubicle with modern tiling, vanity unit and W.C.

The rear garden is fully enclosed with various lawn, patio and decking areas, perfect for relaxation or dining al-fresco and providing a safe and easily maintained environment for children and pets alike. A large garage is available to the side of the garden, providing an abundance of additional storage space.

Ideally situated within walking distance of highly sought after primary and secondary schooling, this property will particularly appeal to 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.

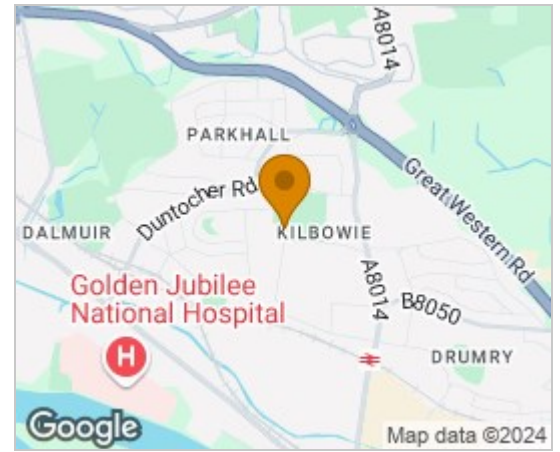
Any areas, measurements or distances quoted are approximate and floor plans are only for illustration purposes and are not to scale. Thank you.

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

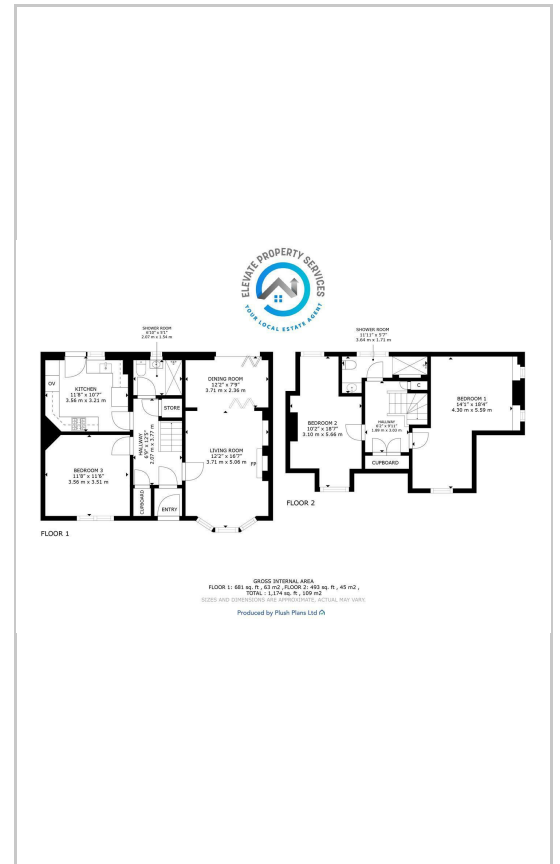
## Room Dimensions

Living Room - 5.06m x 3.71m  
 Dining Room - 3.71m x 2.36m  
 Kitchen - 3.56m x 3.21m  
 Bedroom One - 5.59m x 4.30m  
 Bedroom Two - 5.66m x 3.10m  
 Bedroom Three - 3.56m x 3.51m  
 Ground Floor Bathroom - 2.07m x 1.54m  
 Upper Floor Bathroom - 3.64m x 1.71m

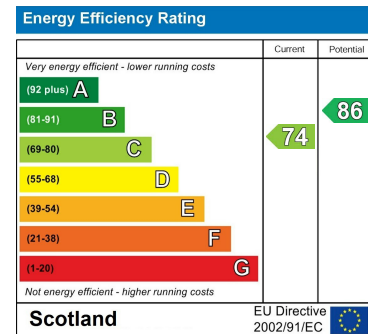
## Area Map



## Floor Plans



## Energy Efficiency Graph



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