

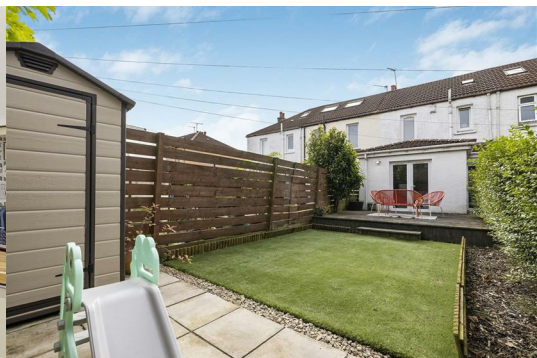


52 Dalgarroch Avenue, Clydebank, G81 1EU

Offers over £164,995



****Extended TWO Bedroom mid-terrace property in the highly sought after Peterson Park area**** This beautifully decorated home is set within a row of traditional terraced properties and is located within walking distance of most of local amenities. With HD property tour available, please contact Elevate Property Services for more information.



Property Information

Welcome to No. 52 Dalgarroch Avenue, situated within the sought-after Peterson Park area. This delightful TWO-bedroom mid terrace home benefits from a sizeable extension to the rear and offers a fantastic level of accommodation. Meticulously modernised throughout, this bright and spacious home is presented in true walk-in condition.

To the front, the property has a monoblock driveway leading to a modern uPVC door. Upon entering, you are welcomed in through to the reception hallway which leads you in the first instance to the beautifully decorated lounge. This relaxing space boasts impressive ceiling heights and a large bay window which engulfs this space with natural sunlight. The modern fitted kitchen has an array of cream gloss wall and base mounted units paired with wood effect worktops, creating a fashionable and efficient workspace. The kitchen further benefits from a range of quality integrated appliances to include an electric hob, oven and extractor fan. Adequate space is also available for a free-standing washing machine and fridge freezer. Within this room there is also a large (under staircase) storage cupboard and door leading to the rear extension. Currently used as a playroom, the extension with patio doors to the rear garden would also be suitable for use as a dining room, home office or third bedroom.

On the upper level, there are two neutrally decorated and generously proportioned bedrooms, one of which benefits from an excellent in-built storage cupboard. Further storage is available within the loft area. Completing this property, is a modern family bathroom which comprises of a bathtub with shower over, wash basin and W.C.

The easily maintained rear garden is fully enclosed with patio, elevated decking area and artificial lawn, creating a safe and secure environment for children and pets alike.

Ideally situated within walking distance of Early Learning and Childcare Centres and Primary Schools and with excellent transport links to Secondary schools. Also, within walking distance to Yoker train station and main bus services which provides 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.

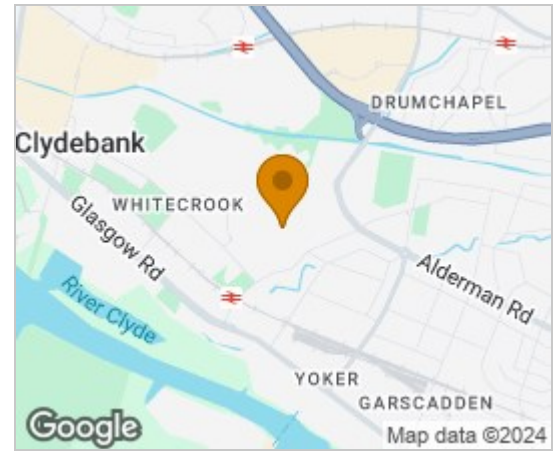
Any areas, measurements or distances quoted are approximate and floor plans are only for illustration purposes and are not to scale. Thank you.

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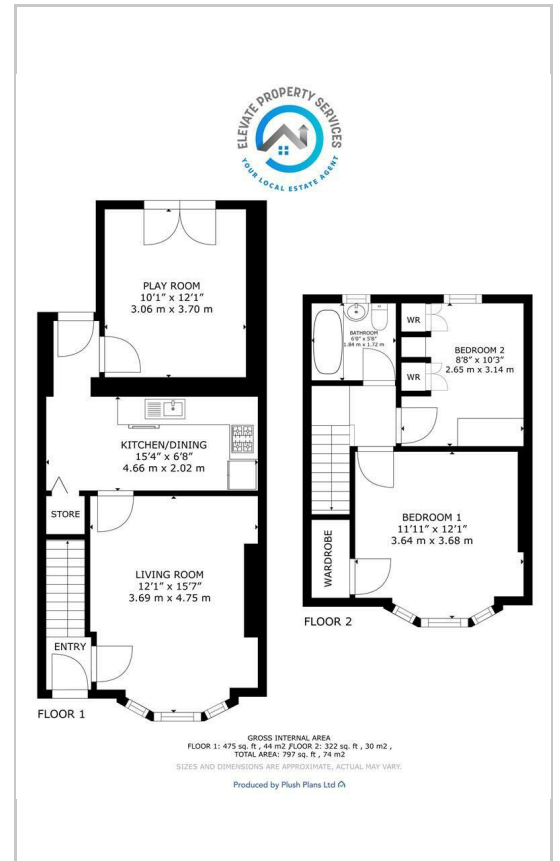
Room Dimensions

- Living Room - 4.75m x 3.69m
- Kitchen/Dining - 4.66m x 2.02m
- Play Room - 3.70m x 3.06m
- Bedroom One - 3.68m x 3.64m
- Bedroom Two - 3.14m x 2.65m
- Bathroom - 1.84m x 1.72m

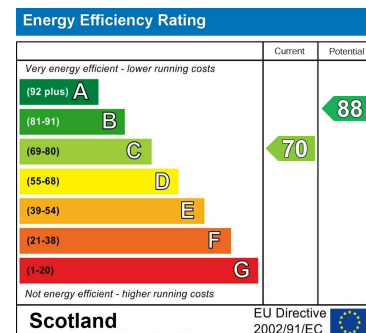
Area Map



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.