



## 42 Park Road, Clydebank, G81 3LH

Offers over £229,995



Elevate Property Services are delighted to present this spacious THREE bedroom detached bungalow to market. This property has been subject to some flood damage and is therefore offered to market as a CASH sale only. This property still offers an excellent opportunity for renovation and is situated on a large plot within the desirable High Dalmuir area. Please note that offers below the home report valuation will therefore not be considered.



## Property Description

Externally the property benefits from a driveway and generous gardens to the front and rear. Upon entering, through the entrance porch, you are welcomed in through to the reception hallway which leads you in the first instance to the generous lounge which boasts space for dining and large sliding doors which flood this space with an abundance of natural sunlight. The well-proportioned kitchen has ample space for wall and floor units and plenty of space for meal preparation. Access to the rear garden is also available via a glass panelled door from the kitchen. Three generously proportioned bedrooms are available with plenty of space for bedroom furniture. Completing this property, is a fully tiled shower room comprising of a walk-in shower cubicle, vanity unit and W.C. The rear garden is impressive in dimensions with ample space for extension of this property to the rear subject to planning consents.

Ideally situated within walking distance to a host of amenities and sought after primary and secondary schooling, this property will appeal to a variety of purchasers, including families with children of various ages. Located just five minutes' walk from Dalmuir train station and several major bus routes with transport links offering direct access to Glasgow City, Loch Lomond and beyond. Road connections are equally convenient, with the A82 nearby providing routes to the Erskine Bridge and M8 motorway. Residents benefit from immediate access to local attractions, including Dalmuir Public Park and Dalmuir Municipal Golf Course, both situated right next to the property. Additional amenities such as Clyde Shopping Centre, Great Western Retail Park and Clydebank Leisure Centre are only minutes away, ensuring everyday essentials and leisure activities are always within easy reach.

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 or a copy of the Home Report.

Any areas, measurements or distances quoted are approximate and floorplans 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.

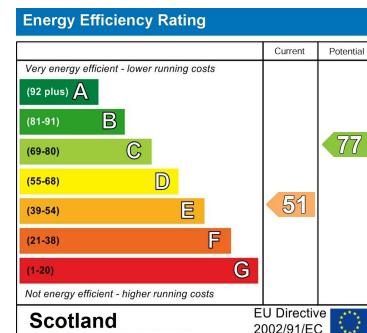
## Area Map



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.