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**42 Drumry Road, Clydebank G81 2LL**

**Offers Over: £295,000**

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### Ground Floor

Entrance vestibule leading to hallway which gives access to all accommodation within the property and hosts storage cupboard. Lounge to the rear providing a great family living space and comprising large window which gives the room a natural light and looks out to the rear gardens. Expansive dining kitchen with a variety of wall and base units providing ample work and storage space. The integrated appliances include the electric hob with hood over, oven and grill. Storage cupboard. Door to rear gardens. Carpeted stairwell to attic floor.

Modern shower room comprising w.c., wash hand basin with vanity unit and shower unit.

There are two bedrooms on this floor both of which are double rooms and are situated to the front of the property.

### Attic Floor

The attic floor features two double bedrooms and a stylish shower room which features a w.c., wash hand basin and shower unit.

Early viewing is highly recommended.

### ACCOMMODATION

#### Lower Floor

Lounge:- 3.62m(11'8")x3.47m(11'3")approx

Dining kitchen:- 5.51m(18'0")x3.34m(10'9")approx

Shower room:- 3.18m(10'4")x1.61m(5'2")approx

Bedroom one:- 3.76m(12'3")x3.33m(10'9")approx

Bedroom two:- 3.62m(11'8")x3.47m(11'3")approx

#### Attic Floor

Bedroom three:- 5.52m(18'1")x3.22m(10'5")approx

Bedroom four:- 5.53m(18'1")x2.46m(8'0")approx

Family shower room:- 2.21m(7'2")x1.90m(6'2")approx

### VIEWING

Contact BestMove Estate Agency (Blair & Bryden) on 01475 558420 (press option 2).

### ENTRY

Negotiable

The agent has not tested any apparatus, equipment, fixture or services and cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the tenure of the property. The prospective purchasers are advised to obtain verification from their Solicitor or Surveyor