



## 14 Chestnut Drive, Clydebank, G81 3PS

Offers over £219,995



Elevate Property Services are delighted to present this splendid THREE bedroom semi-detached villa within the popular Parkhall area to market. This rarely available property is presented to market in walk-in condition and is sure to appeal to a variety of purchasers. Early viewing is highly recommended as this property is not expected to be available for long!



## Further Information

To the front of the property, ample on-street parking and a low-maintenance lawn garden is available.

Entrance is via the front of the building, leading into the welcoming hallway which provides access firstly to the neutrally decorated lounge. With large dual aspect windows, this room is filled with an abundance of natural light. A fabulous log burner creates a warm and inviting space, perfect for cosy evenings. The modern fitted kitchen benefits from an array of wall and base units and slimline worktop, creating a sleek and practical space. Completing the ground floor, is a conveniently located ground floor bedroom, currently utilised as a second sitting room.

On the upper level, there are two generously proportioned bedrooms both benefitting from fitted storage. Further storage is also available within the attic area. Completing this property is a stunning family bathroom comprising of a bathtub with rainfall shower over, vanity unit and W.C. Further benefits of this property include gas central heating and double glazing providing a positive energy efficiency rating.

The rear garden of this property must be seen to appreciate the amount of space on offer. Accessed via the kitchen and offering a combination of lawn and decking areas - ideal for outdoor dining and enjoying the warmer months. This private space is fully enclosed, creating a safe space for children and pets to enjoy. A splendid summer house with W.C. is also located within the garden and has been cleverly converted into a bar and family hangout/games area making it a perfect space for entertaining.

Ideally situated within walking distance of sought after primary and secondary schooling, this property will appeal to a variety of purchasers including families with children of various ages. Also, within walking distance to local shopping centres and with excellent transport links 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 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.

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.

Room 4, 193 Dumbarton Road, Clydebank, West Dunbartonshire, G81 4XJ  
Tel: 01389 504114 Email: [info@elevatepropertyservices.com](mailto:info@elevatepropertyservices.com) <https://www.elevatepropertyservices.com/>

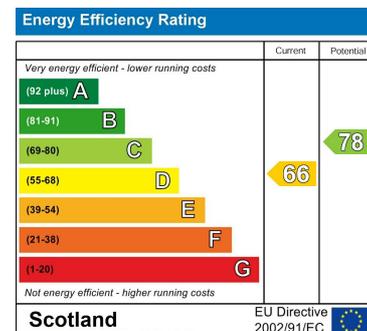
## Area Map



## Floor Plans



## Energy Efficiency Graph



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Tel: 01389 504114 Email: [info@elevatepropertyservices.com](mailto:info@elevatepropertyservices.com) <https://www.elevatepropertyservices.com/>