



22 Milton Mains Road, Clydebank, G81 3NF

Offers over £299,995



Elevate Property Services are delighted to present this exceptional four bedroom detached bungalow, set on a substantial plot within the ever-popular Parkhall area to market. Boasting generous accommodation throughout alongside expansive gardens to the front and rear, this impressive home offers the perfect balance of space, flexibility and privacy. Rarely available to the market and ideally situated close to a wide range of local amenities and excellent transport links, early viewing is highly recommended to fully appreciate the accommodation on offer.



Further Information

To the front, the property benefits from a mature garden laid to lawn alongside a mono-bloc multi-car driveway leading to a substantial detached garage. Entry to the home is via a welcoming entrance porch which leads into the spacious reception hallway.

Positioned to the front of the property, the beautifully presented lounge boasts a charming feature fireplace and a large bay window which floods the room with an abundance of natural light while offering pleasant views over the front garden. This creates the perfect setting for both relaxing and entertaining.

The well-appointed fitted kitchen offers an excellent range of wall and base units and is further complemented by a convenient utility room, providing additional storage and direct access to the rear garden. Integrated appliances include a gas hob, eye-level oven, microwave and dishwasher, while ample space is available for further freestanding appliances.

The spacious principal bedroom further benefits from a large bay window and excellent built-in storage. Two additional versatile rooms are also located on this level, currently utilised as a dining room and secondary sitting room, both of which can also be utilised as bedrooms. A modern fully tiled shower room completes the accommodation on this floor and comprises a shower cubicle with electric shower, vanity unit with excellent storage and W.C.

A fixed staircase from the lounge provides access to the upper level where a spacious loft conversion is currently utilised as an additional bedroom. This flexible space would suit a variety of uses and further benefits from a convenient ensuite W.C.

Externally, the rear garden is exceptional in size and has been beautifully maintained throughout. Boasting a substantial lawn area, spacious composite decking section and additional garden space extending around the side of the property, this fantastic outdoor area is ideal for families, outdoor entertaining and relaxing during the warmer months. The property further benefits from a garage and separate garden shed, providing excellent outdoor storage solutions.

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. Also, with excellent transport links to local shopping centres, Glasgow Airport or further afield to Glasgow City and Loch Lomond area, the location is ideal. A local bus service also provides access to central Clydebanks and surrounding areas.

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.

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, Clydebanks, West Dunbartonshire, G81 4XJ
Tel: 01389 504114 Email: info@elevatepropertyservices.com <https://www.elevatepropertyservices.com/>

Area Map



Floor Plans



Energy Efficiency Graph

