



3 Queen Mary Crescent, Clydebank, G81 2AD

Fixed Price £350,000



FIXED PRICE AT HOME REPORT VALUE Elevate Property Services are delighted to present this splendid FOUR/FIVE bedroom detached family home to market. This rarely available and highly sought after accommodation is situated with the popular Clydebank area and within walking distance of a host of amenities and transport links. Early viewing is highly recommended to appreciate this fantastic accommodation.



Property Information

This beautiful property is quietly nestled within a popular development of impressive family homes. Constructed in 2019 and with the balance of a 10 year NHBC guarantee still in place, this property has been well looked after and improved by the current owner. A Monoblock driveway which can accommodate two cars is available to the front of the property.

On entrance into the welcoming hallway, you will get an immediate indication of the high standard of accommodation on offer with quality flooring and modern wall panelling featuring throughout. The neutrally decorated lounge boasts a feature inset fire and large windows, which flood this room with an abundance of natural light. A second sitting/TV room is available on the ground floor which is currently utilised as a home office. This space could also be used as a fifth bedroom if required.

The modern fitted kitchen has been designed to a high specification with an array of cream gloss wall and base mounted units paired with natural worktops, creating a sleek and practical workspace. The kitchen further benefits from a range of quality integrated appliances, including fridge-freezer, eye-level oven, hob and extractor fan. Dining space is available which overlooks the rear garden, perfect for family meals and entertaining. A separate utility/laundry room is available to the side of the kitchen which benefits from additional storage and space for a freestanding washing machine and dryer. A convenient cloakroom is smartly located just off the utility which hosts a wash-hand basin and W.C.

A modern stairway leads to the accommodation on the upper floor. The primary bedroom is generous in size and features a fitted storage closet and an en-suite shower room which comprises of an enclosed shower cubicle with modern tiling, wash-hand basin and W.C. Three further bedrooms are available, one of which is currently utilised as a stylish dressing room. The main family bathroom has been recently refurbished with a modern, free-standing bath, wash-hand basin and W.C, creating a lovely relaxing space. This property benefits from excellent storage throughout with additional storage available within the attic area. Further benefits include double glazing, gas central heating and solar roof panels which provide an excellent B rated energy efficiency rating.

Access to the landscaped rear garden is available via French doors from the kitchen or from the utility room. The south-facing rear garden attracts the best of our summer weather and is fully enclosed, creating a safe and secure environment for children and pets alike. This area boasts both artificial lawn and patio areas, providing a low-maintenance space, perfect for enjoying the outdoors, summer barbecues and al-fresco dining.

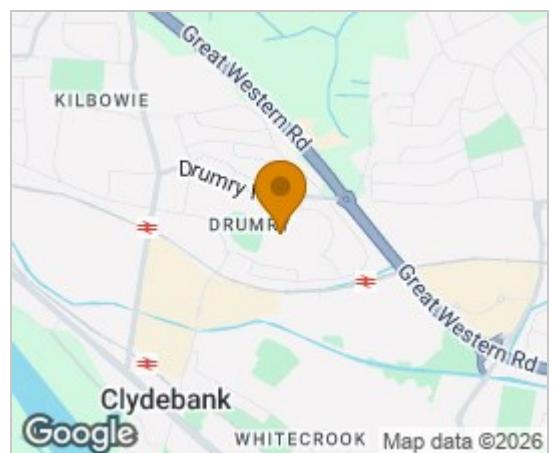
Ideally situated within a short distance of highly sought after primary and secondary schooling, this property will particularly appeal to families with children of various ages. Also, with excellent transport links to local shopping centres, or further afield to Glasgow City and Loch Lomond area, the 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 floor plans 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.

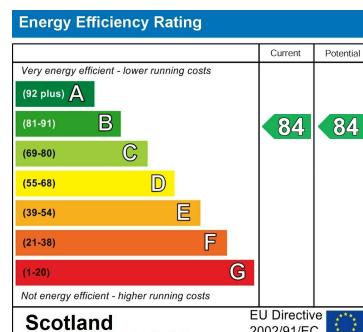
Area Map



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.