



## 134 Beeches Road, Clydebank, G81 6JH

Offers over £219,995



Elevate Property Services are delighted to present this splendid THREE bedroom semi-detached villa to market. Situated within the highly sought-after Duntocher area, this attractive home offers spacious and versatile family accommodation and is sure to appeal to a wide range of purchasers. Early viewing is highly recommended.



## Further Information

On arrival at this property, you will get an immediate indication of the refurbishment works that have taken place including new windows, doors, roof and rendering. To the front, there is a low maintenance lawn garden alongside a paved multi-car driveway, providing off street parking.

Entry is via a modern composite door into a welcoming reception hallway, which in turn leads to a bright and neutrally decorated lounge. This inviting space benefits from large windows, allowing an abundance of natural light to flow throughout. Integral doors to the rear create a seamless transition into the kitchen and dining area, enhancing the sense of space and connectivity. The modern fitted kitchen is well-appointed with a range of wall and base mounted units, complemented by coordinating worktops. Integrated appliances include an eye-level oven, gas hob, extractor, washing machine, dishwasher with additional space available for freestanding American size fridge-freezer. The kitchen enjoys excellent natural light from dual windows and opens into a generous dining area, further enhanced by additional storage units, making it both a practical and sociable space.

The upper level comprises three well-proportioned bedrooms, including two doubles and a single, all presented in neutral décor. The accommodation is completed by a stylish, fully tiled family bathroom, fitted with a shower over bath, vanity unit with wash hand basin, and W.C. Further benefits include gas central heating, double glazing, and excellent storage throughout, including access to the loft space.

Externally, the rear garden is fully enclosed and designed for low maintenance, with a mix of lawn and paving creating a safe and practical space for both children and pets. The substantial garage offers excellent versatility and could be utilised as a workshop, utility space, or for additional storage.

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, 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 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.

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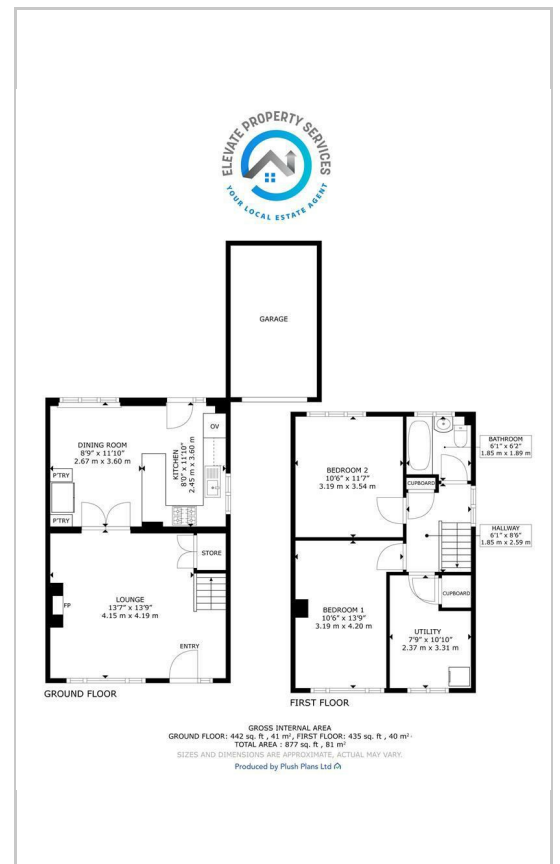
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Room 4, 193 Dumbarton Road, Clydebank, West Dunbartonshire, G81 4XJ  
Tel: 01389 504114 Email: info@elevatepropertyservices.com <https://www.elevatepropertyservices.com/>

## Area Map



## Floor Plans



## Energy Efficiency Graph

