

61 Braehead Road, Clydebank, G81 6PH

Offers over £259,995

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Elevate Property Services are delighted to present this extended four bedroom semi-detached home to market. Situated within the highly sought-after area of Duntocher, this well-maintained property offers spacious and flexible accommodation, making it an ideal purchase for a wide range of buyers. Combining generous living space with a desirable location, this fantastic home is expected to generate significant interest. Early viewing is therefore highly recommended for all interested parties.







Further Information

To the front, the property benefits from a low-maintenance garden and paved driveway providing convenient off-street parking. The welcoming reception hallway provides access to the accommodation, leading firstly into the bright and spacious lounge. Neutrally decorated throughout, the lounge features a large front-facing window, allowing an abundance of natural light to flood the space. Positioned to the rear of the lounge is an open-plan dining area, benefiting from large windows overlooking the rear garden and providing the perfect setting for family meals, entertaining, and everyday living.

The well-appointed kitchen offers an excellent range of wall and base-mounted units, complemented by generous worktop space for food preparation and a convenient breakfast bar. There is ample room for a variety of freestanding appliances, while French doors provide direct access to the rear garden, creating a seamless transition between indoor and outdoor living.

Completing the lower level is a versatile additional reception/sitting room with the added benefit of an adjoining W.C. This adaptable space could also be utilised as a fourth bedroom, home office, playroom etc.

On the upper level, there are three neutrally decorated and generously proportioned bedrooms, one of which benefits from excellent fitted storage. Further storage can be found within the hallway and the attic space. An excellent benefit on this floor is the availability of a separate bathroom and shower room, ideal for busy families. Further benefits include gas central heating and double glazing contributing to a positive energy efficiency rating.

The spacious, south-facing rear garden is arranged over three levels and features a combination of patio and lawn areas, creating a versatile outdoor space. Fully enclosed and ideal for children and pets, the garden provides the perfect setting for outdoor entertaining, family gatherings, and enjoying the warmer months.

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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

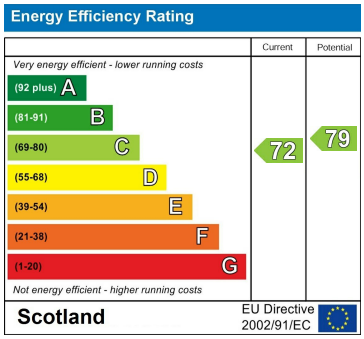
Area Map



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.

82 Dumbarton Road, Clydebank, West Dunbartonshire, G81 1UG
Tel: 01389 504114 Email: info@elevatepropertyservices.com https://www.elevatepropertyservices.com/