



## 57 Kimberley Street,, Clydebank, G81 4QR

Offers over £149,995



Elevate Property Services are delighted to present this splendid THREE bedroom mid-terrace home to market. This property is situated within the sought after Mountblow area of Clydebank and within walking distance of a host of amenities and transport links. Early viewing is recommended as this property is not expected to be available for long!



## Property Information

Situated within a quiet residential area and benefitting from parking and gardens to the front and rear, this attractive property is sure to appeal to a wide range of purchasers. Finished with neutral decor throughout, this home is deceptively spacious and is sure to generate considerable interest.

Upon entering, you are welcomed into a bright and welcoming hallway with benefits from a large storage cupboard which is cleverly utilised as a laundry area with space for washing machine and dryer. The open-plan lounge and kitchen boasts dual aspect windows and a glass panelled door which floods this space with an abundance of natural light. The well-appointed kitchen is situated to the side of the lounge offering an open plan feel, making it ideal for modern family living and entertaining. Ample units and workspace is available, along with an integrated gas hob, oven and extractor fan with space allocated for other free-standing kitchen appliances. A contemporary bathroom completes the lower level which comprises of a jacuzzi bath with rainfall shower over, vanity unit and W.C.

The upper level comprises three well-proportioned and neutrally decorated bedrooms, two of which host fitted storage. A convenient cloakroom with wash-hand basin and W.C. completes this floor. Further benefits of this splendid property include double glazing, gas central heating and excellent additional storage within the attic area.

The fully enclosed rear garden is accessed via the kitchen and opens out onto a patio area, providing the perfect space for relaxing, al-fresco dining and outdoor entertaining. The garden also benefits from a substantial lawn area making it ideal for both children and pets.

Ideally situated within walking distance of sought after schooling, this property will particularly appeal to families with children of various ages. Also, within a short distance of West College Scotland, Clydebank Leisure Centre and Clyde Shopping Centre, the location is ideal. Excellent transport links are available to surrounding areas, or further afield to Glasgow City and Loch Lomond area.

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

