



## 10 Dunellan Drive, Clydebank, G81 6NW

Offers over £269,995



Elevate Property Services are delighted to present this fully refurbished FOUR bedroom detached villa to market. This property is situated within the highly sought after Hardgate area and is within walking distance of a host of amenities and transport links. Early viewing is highly recommended as this property is expected to attract considerable interest.



## Property Description

To the front of the property a substantial garden is available and a multicar driveway which leads to a newly constructed garage. Upon entering, you are welcomed into the spacious hallway which boasts wood flooring extending throughout the ground floor and leads firstly to the family lounge. A feature inset fire creates additional warmth within the lounge area, perfect for cosy nights in. A broad window with an open outlook fills this space with an abundance of natural light. To the rear of the lounge, a convenient dining area is available, ideal for family mealtimes or entertaining. This space flows into a newly fitted kitchen featuring popular sage green wall and floor units and an integrated gas hob, oven and extractor fan providing a fashionable and efficient workspace.

A separate laundry/utility room is situated off the kitchen which boasts additional storage and space for a washing machine and dryer. Access to the rear garden is also available from the utility room. A convenient shower room is located to the rear of the utility room which comprises of a shower cubicle with mixer shower, vanity unit and W.C. A fourth bedroom completes the ground floor which would be flexible for a variety of uses.

On the upper level, there are THREE generously proportioned bedrooms, one of which benefits from built-in storage. Further storage is also available within the attic area. Completing this property is a luxurious bathroom which has been designed to a high specification with fashionable gold fixtures and fittings also with a modern free-standing bath, this is the perfect space for relaxation. Further advantages of this fantastic property are double glazing and gas central heating provide a lovely warmth all year round.

Gardens to the side and rear are level and fully enclosed, creating a safe environment for children and pets alike. Benefiting from areas of lawn and patio and with a splendid hot tub area, this is an excellent space to enjoy some nice weather.

Ideally situated within a short distance of sought after primary and secondary schooling, this property will appeal to a variety of purchasers including families with children of various ages. Also, within walking distance to local shopping centres and with excellent transport links 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 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.

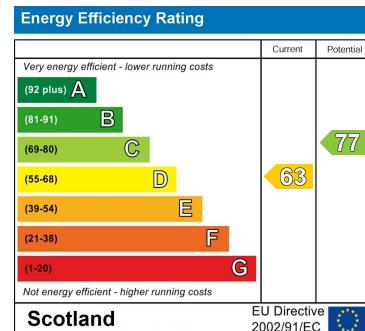
## Area Map



## 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.