



## 30 Smith Crescent, Clydebank, G81 6AD

Offers over £174,995



Elevate Property Services are proud to present this splendid THREE bedroom semi-detached home to market. Situated within the popular Hardgate area and within close proximity to a host of local amenities and services, this spacious property is presented in true walk-in condition and is not expected to be available for long.



## Further Information

To the front, the property benefits from ample on-street parking and an easily maintained lawn area, tastefully presented with an additional seating space overlooking a splendid view.

Upon entering, you are welcomed into a well-maintained reception hallway providing access to all lower-level accommodation. The beautifully decorated family lounge offers generous proportions and comprises of a large window to the front and French doors to the rear allowing natural light to flood the space. To the rear of the lounge, the dining area has been tastefully finished and benefits from direct access to the rear garden via French doors, creating a calm and relaxing space, ideal for hosting. The modern fitted kitchen features a range of wall and base-mounted units paired with complementary worktops, providing excellent storage and workspace. The kitchen further benefits from an integrated gas hob, oven, extractor fan, microwave, dishwasher and fridge-freezer, with additional space for a freestanding washing machine.

On the upper level, there are three neutrally decorated and well-proportioned bedrooms. The main bedroom benefits from a large window overlooking the rear garden area, allowing natural sunlight to fill the room. Two of the bedrooms also benefit from convenient fitted storage. Completing the accommodation is a stylish family bathroom with wet-wall panelling, comprising a rainfall shower over bath, vanity unit with excellent storage and W.C.

The rear garden is fully enclosed, creating a safe and secure environment for children and pets alike. With various seating areas, this area is easily maintained and perfect for enjoying good weather, socialising, and al fresco dining.

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. Local shops, pubs and restaurants are all within a short walking distance.

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.

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## Area Map



## Floor Plans



## Energy Efficiency Graph

