



Clydebank Estate Agents present to the market a Three bedroom, Semi Detached Villa within Parkhall, Clydebank. This property is immaculate throughout and is offered to the market with front and rear gardens, parking to rear and loft storage space.



### Entrance

Enter property into reception hallway. The hallway leads to lounge, downstairs bedroom/additional public room and carpeted staircase to upper landing. The upper landing leads to master bedroom, bedroom two, shower room and loft access.

### Lounge

5.83 x 3.44

Spacious Family Lounge, brightly decorated with wood flooring. The lounge features windows to the front and rear gardens and offers excellent space for dining. The lounge provides direct access to the kitchen.

### Kitchen

4.96 x 2.07

Fitted kitchen with wall and floor units, fitted worktops, tiled splash back and electric oven and hob. Rear door is within the kitchen leading to rear gardens.

### Down Stairs Bedroom / Public Room

4.19 x 3.29

Located on the lower level of the property is a double bedroom, neutrally decorated with wood flooring. This room is currently utilized as an office and could be used as an additional public room.

### Master Bedroom

5.80 x 3.07

Spacious double bedroom, neutrally decorated with carpeted flooring and windows to the front and rear of the property.

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### Bedroom Two

4.19 x 3.64

Double Bedroom, neutrally decorated with carpeted flooring.

### Shower Room

2.31 x 2.01

Fully tiled shower room with white two-piece suite, shower cubicle with wall mounted shower and heated towel rail.

### Further information

Further enhancements are Gas Central Heating, Double Glazing, Front and Rear Gardens and Parking with Garage to rear of the property.

### Location

Elm Road, Parkhall, is a sought after residential area within Clydebank. Clydebank Shopping Centre, Clydebank College and Clydebank Business Park are within a short walk from this property. Parkhall is centrally located close to Clydebank, Singer and Dalmuir Rail Stations, offering transport to Glasgow, Edinburgh, Helensburgh and Balloch. It also close to the A82 and M8, offering accessible driving routes to Glasgow City Centre and Glasgow Airport.

