



CLYDEBANK
Estate & Letting Agents

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REFERENCE

2661

PRICE

Offers over £249,995

SELLER

Clients of Clydebank Estate & Letting Agents

PROPERTY ADDRESS

34 Oceanfield, Dutnocher, G81 3QW

Property Misdescriptions Act: Please note that these particulars are prepared by us on the basis of information provided to us by our client. We have not tested the electrics, Fixtures, fittings or other appliances that may be within the property, including the Central Heating. Prospective purchasers can make their own enquiry.

VIEWING

By appointment only: Please contact our office at: 48 Kilbowie Road, Clydebank on 0141 952 9988.

YOUR NEXT MOVE

MORTGAGES

If you require mortgage advice please contact our office and a member of staff can assist you further with this.

SOLICITORS

We can provide preferential solicitor fees through our relationship with local solicitors.

MARKET APPRAISALS

To enable you to ascertain your own purchasing power we offer a FREE valuation service. Please contact 0141 952 9988

MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

OFFERS

All offers and intimations of interest to:-
Tel: 0141 952 9988 Fax: 0141 952 2622

**34 Oceanfield
Dutnocher
G81 3QW**

Offers over £249,995

Presented to the open market is a Rarely Available Four Bedroom, Immaculate Detached, Family Home situated within one of the most sought after residential cul de sacs within the area. This property offers excellent family accommodation over two levels and further benefits from additional family room, dining room, downstairs cloakroom, monoblock driveway and pristine enclosed rear gardens.



Entrance

Enter property into reception hallway leading to Lounge, Dining Room, Sitting Room and Kitchen. Located on the lower level of the property is a utility room and downstairs cloakroom. Carpeted Staircase leads to upper level of the property and to all four bedrooms, family bathroom. Access to the loft area with folding ladders can also be found.

Lounge

4.76

Spacious Lounge tastefully decorated with carpeted flooring, quietly located to the rear of the property. The Lounge has patio doors leading to rear gardens.

Kitchen

3.47 x 2.28

Modern Fitted Kitchen with wall and floor units, fitted worktop, tiled floor and tiled splash back. The kitchen includes integrated dishwasher, fridge freezer and fitted electric oven, gas hob and extractor fan.

Utility Room

1.78 x 1.58

The utility room consists of Wall and floor units, Fitted Worktop with Wash Hand Basin, perfect area for housing Boiler and Washing Machine. Access to the side of the house from the utility room.

Downstairs WC

The downstairs cloakroom is conveniently located on the lower level of the property.

Master Bedroom

4.91 x 3.11

Spacious Master Bedroom, neutrally decorated with carpeted flooring with fitted wardrobes and ensuite shower room.

En Suite

Fully tiled shower room located via the master bedroom. The shower room offers white two piece suite including vanity unit and shower cubicle with wall mounted shower.

Bedroom Two

3.29 x 2.62

Double Bedroom overlooking the rear gardens. Neutrally decorated with carpeted flooring and fitted wardrobes.

Bedroom Three

2.77 x 2.74

Double Bedroom overlooking the rear gardens. Neutrally decorated with carpeted flooring and fitted wardrobes.

Bedroom Four

2.72 x 2.18

Currently utilized as a study, this room offers generous space for a fourth bedroom.

Bath & Shower Room

2.53 x 1.96

Impressive Bath and Shower. Fully tiled with white three piece suite and separate shower cubicle.

Further Information

Further enhancements to this property are Downstairs Cloakroom, Utility Room, Additional Family Room, Monoblock Driveway, Enclosed Rear Gardens with Decking Area and Artificial Lawn for low maintenance and Loft Storage with folding ladders.

Location

Ocean Field is a sought after residential cul de sac within Clydebank, West Dunbartonshire. Clydebank is a prime location between Glasgow City Centre and Loch Lomond and is a short car journey to Glasgow Airport. Clydebank offers a wide range of stores within The Clyde Shopping Mall and is a short journey to Great Western Road Retail Park. The Clyde and Forth Canal also meanders through providing an environment for walks or cycling. Frequent train connections from both Clydebank and Singer railway stations mean Glasgow City Centre is accessible for commuters with numerous bus

