



CLYDEBANK
Estate & Letting Agents

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REFERENCE
8307

PRICE
Offers over £109,995

SELLER
Clients of Clydebank Estate & Letting Agents

PROPERTY ADDRESS
46 Delhi Avenue, Dalmuir, G81 4JS

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

**46 Delhi Avenue
Dalmuir
G81 4JS**

Offers over £109,995

Clydebank Estate Agents are delighted to present to the market this stunning four bedroom end terrace villa in a VERY well sought after area Delhi Avenue. This property is immaculate throughout and is finished and presented in a lovely condition.



Property Information

Ground floor begins with a very warm, welcoming entrance which leads to the large lounge/dining area with white pvc patio doors leading to rear garden. Newly fitted, modern kitchen and down stairs WC. The upper level of the property features four great sized bedrooms, all done to an excellent modern standard with each room providing adequate storage. The upper level also consists of a three piece white family bathroom with shower over bath.

Further Information

This property further benefits from large rear garden space, gas central heating and double glazing. This family home has been finished to a very high standard and should be viewed in order to appreciate the efforts the current owners have put into it.

Location

Delhi Avenue, Dalmuir is located on the edge of Clydebank and has frequent bus and rail links to Glasgow City Centre and Loch Lomond. Glasgow Airport is a 20 minute car journey. There are plenty of local shopping and schooling facilities within Dalmuir and further excellent services for retail and leisure are available in Clydebank which is only minutes away. The A82, Great Western Road and Erskine Bridge can be easily accessed by road.

Room Sizes

Lounge/Dining 6.05x3.20
Kitchen 3.26x2.72
Shower Room 2.13x0.90
Master Bedroom 3.31x3.18
Bedroom Two 3.26x3.20
Bedroom Three 3.72x1.86
Bedroom Four 3.32x1.80
Bathroom 3.72x1.86

