



4 Drumry Road, Clydebank

Offers Over £289,995









**Ground Floor**

**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## THE PROPERTY

**\*\*FANTASTIC FAMILY ACCOMMODATION\*\*** offering superbly spacious and flexible living over 2 levels. VIEW IN PERSON OR ONLINE. Set within SOUGHT-AFTER CLYDEBANK LOCALE and within walking distance to a host of local amenities, public transport links and schooling. **\*\*HD Property Video Tour Available\*\*** Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report.

Situated within this sought-after Clydebank address, this charming traditional semi-detached home offers a fantastic level of accommodation set within well maintained garden grounds. This wonderful home has been meticulously upgraded and modernised whilst retaining original traditional features throughout the home.

To the front, the property has a manicured lawn section and monobloc multi-car driveway running parallel to the home. Upon entering, you are welcomed in through the bright and airy reception hallway which leads you in the first instance to the lounge. The sumptuous family lounge boasts generous dimensions, impressive ceiling heights and a host of traditional features to include intricate cornicing and central rose. There is a traditional focal point fireplace which fills the room with a delightful warmth and the large bay window formation engulfs this entire space with natural sunlight.

The newly fitted contemporary kitchen has an array of sage wall and base mounted units paired with marble effect worktops, creating a fashionable and efficient workspace. The kitchen further benefits from a range of quality integrated appliances to include a 5-ring gas hob, double oven, dishwasher and washing machine and there is plenty of space for an American fridge freezer. The kitchen houses ample space for a large dining table and chairs.

Situated on the ground level is a delightful dining room which presents itself as a great space for entertaining guests. There is an additional public room which offers fabulous flexible accommodation, it is currently being utilised as a sitting room however could also be used as a 4th bedroom. Completing the ground floor is the pristine W.C. which is perfectly elegant in all it's simplicity.

On to the upper level, there are three generously proportioned double bedrooms which all benefit from excellent built-in storage. The four-piece family bathroom comprises of a walk-in shower cubicle, bathtub, W.C. and hand wash basin.

The extensive rear garden is fully enclosed and is predominantly laid to lawn, creating a safe and secure environment for children and pets alike.

The property also benefits from gas central heating and double glazing throughout, providing all rooms with a lovely warmth all year round.

We would highly recommend an early viewing as have no doubt this property will be very popular. Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans 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.**

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