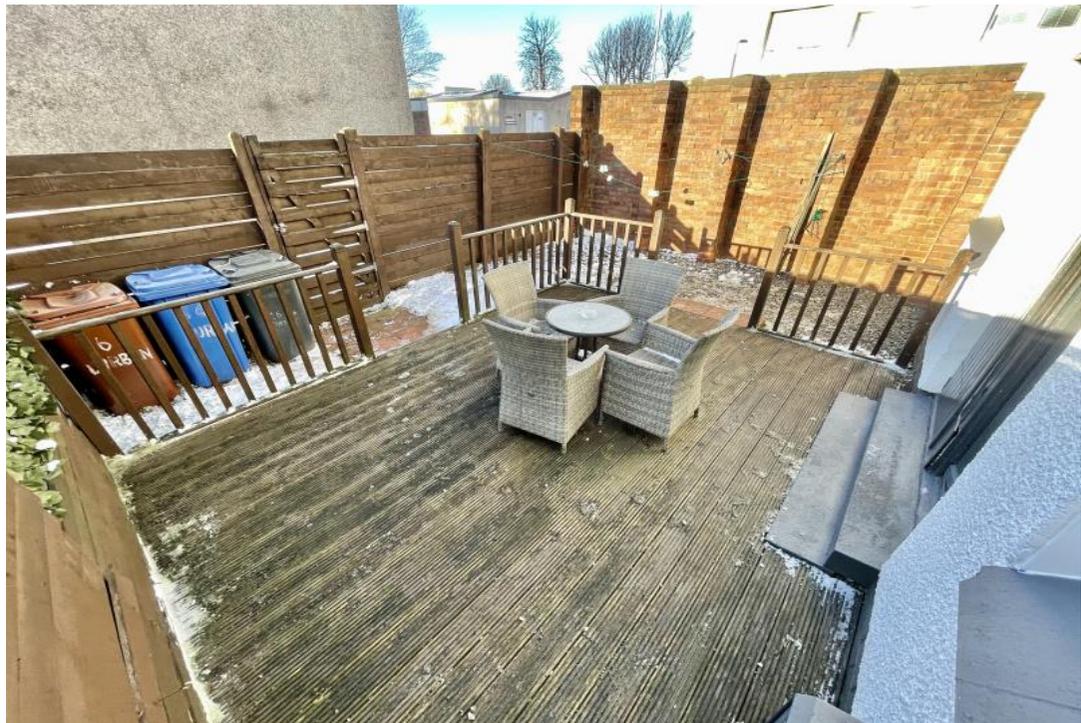




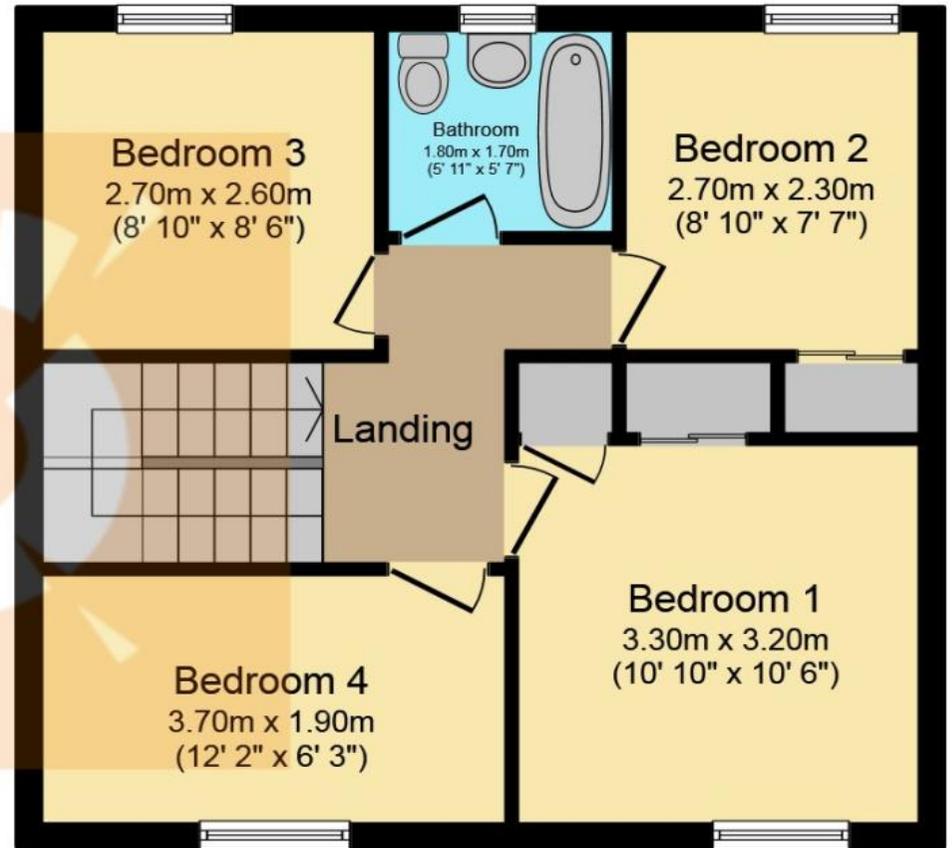
16 Durban Avenue, Clydebank

Offers Over £119,500





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

Welcome to No. 16 Durban Avenue and this fabulous 4-bedroom family home. Upon entering the warm, welcoming reception hallway, you cannot help but notice the impressive scale of this great home.

Access in the first instance is to the spacious family lounge with dual-aspect window formations which infuse this entire room with natural sunlight, further enhancing the feeling of bright airy spaciousness that you get when you first walk in. There is an illuminating focal point fireplace with electric fire, creating a warm cosy space to relax and unwind with family and friends. There is a designated dining area which offers the perfect spot to enjoy a lovely home-cooked meal.

Through from the lounge is the well-appointed modern kitchen comprising of a range of wall to floor mounted units with a contrasting worksurface, providing a fashionable and efficient workspace. There is a stainless-steel sink with chrome mixer tap and integrated 4-ring electric hob with electric oven/grill and extractor hood which will be included within the sale, making this an excellent purchase for a first-time buyer or growing families.

The kitchen offers access to the fully enclosed and easily maintained rear garden creating a safe and secure environment for children and pets alike. There is a sociable decking area, ideal for outdoor entertaining/dining alfresco and an external cupboard offering further storage for indoor/outdoor equipment.

To complete the ground level is the downstairs w.c. which is so elegant in its simplicity.

Access to the upper level is via a carpeted staircase with timber bannister, leading you to four generously proportioned bedrooms which have all been decorated with fresh neutral tones and contemporary wall coverings.

The super stylish family bathroom completes this fabulous accommodation internally comprising of a three-piece bathroom suite to include a shower-over bath with glass screen, w.c. and wash-hand-basin. Contemporary fixtures and fittings can be found throughout to include the chrome heated towel rail. The property further benefits from gas-central heating and double-glazing throughout, providing all rooms with a delightful warmth.

Ideally situated for both Clydemuir Primary and Our Lady of Loretto Primary School and within walking distance of Clydebank High School. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website. Park and ride facilities at Dalmuir Train Station are a five-minute drive and a host of local amenities are only minutes away, including the popular Clyde Shopping Centre, Great Western Retail Park and Intu Braehead Shopping Centre.

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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