Gardens
There is a neat lawn garden to the front of the property with a monoblock path and driveway adjacent. The driveway provides off street parking for 4+ cars and leads to a detached single garage. At the rear, the South facing garden provides a secluded decked section, large patio and a sizeable enclosed sloping lawn.

Services
Connected to gas, electricity, water, and mains drainage.

Viewing & Offers:
Contact the Sole Selling Agents:
McHugh Estate Agents Ltd
576 Kilbowie Road
Hardgate Cross
Clydebank G81 6QU
Tel: 01389 879941
Fax: 01389 879822
Email: info@mchughestateagents.co.uk

Please note that these particulars are prepared on the basis of information provided to us by our clients. We have not tested the electrical and other appliances that may be in the property including, where applicable, the central heating. Any prospective purchaser should make their own enquiries.

No Warranty is Given

132 Craigielea Road, Duntocher G81 6LA
Offers Over £155,000
Set on a generous plot with a South facing rear garden, this exceptionally well presented three bedroom semi-detached ‘chalet style’ villa offers great family accommodation in move-in condition.

The elegantly styled home is flooded with natural light and provides some subtle extras such as floor mounted up-lighting and a thoughtfully configured third bedroom which incorporates sliding wardrobes and accommodates a double bed.

The ground floor accommodation comprises a bright, welcoming entrance hall; a tasteful, comfortably proportioned lounge with a focal point fireplace; an open plan dining room with twin French doors to a suntrap decked section; an immaculate white gloss integrated kitchen with a tiled floor and door to the rear garden. On the upper level, there is a bright landing, two double bedrooms with storage, a third bedroom which has been configured to accommodate a double bed; a stylish fully tiled bathroom, complete with a white three piece suite and a thermostatic mixer shower. There is storage in the lounge, upper landing and each bedroom. The attic is accessed via a hatch on the upper landing.

The property benefits from modern uPVC double glazing, a gas fired combination boiler system and a security alarm system.

132 Craigielea Road is situated within easy reach of all local amenities. Primary schooling at St. Mary’s R.C. and Carleith are within a 5 minute walk as are shopping facilities and frequent bus services. Within a 10 minute walk are shops, eateries and recreational facilities, including the Antonine Sports Centre. EER-D

Accommodation Comprises

<table>
<thead>
<tr>
<th>All measurements are taken at maximum dimensions</th>
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<tbody>
<tr>
<td>Lounge</td>
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<tr>
<td>Dining Room</td>
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<td>Kitchen</td>
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<td>Bedroom 1</td>
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<td>Bedroom 2</td>
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<tr>
<td>Bedroom 3</td>
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<tr>
<td>Bathroom</td>
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</tbody>
</table>

Total area approx. 75.3 sq. metres (810 sq. feet)