



This SEMI-DETACHED VILLA has the potential to become a fantastic family home and provides great accommodation. Private front and rear gardens. Spacious driveway. Gas central heating and double glazing throughout.

**119 MOUNTBLOW ROAD, CLYDEBANK G81 4NE**

**Offers in Excess of: £125,000**

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This SEMI-DETACHED VILLA has the potential to become a fantastic family home and provides great accommodation. Private front and rear gardens. Spacious driveway. Gas central heating and double glazing throughout.

Entrance giving access to all accommodation. Lounge to the front of the property providing great family accommodation and hosting a large window which gives the room a fabulous natural light. Kitchen located to the rear hosting a variety of wall and base units providing ample work and storage space. Integrated gas hob and fan oven. The boiler is housed in the kitchen. Access to the large rear gardens is given from the kitchen.

Carpeted stairwell to upper level with cupboard underneath hosting the electric meter. Loft access.

The property consists of three double bedrooms all of which host storage.

Shower room consisting of w.c., wash hand basin and shower cubicle.

### ACCOMMODATION

Lounge:- 5.27m(17'2")x3.23m(10'5")approx

Kitchen:- 3.21m(10'5")x2.67m(8'7")approx

Shower room:- 1.64m(5'3")x3.12m(10'2")approx

Bedroom one:- 4.61m(15'1")x2.66m(8'7")approx

Bedroom two:- 3.64m(11'9")x3.22m(10'5")approx

Bedroom three:- 3.21m(10'5")x2.80m(9'1")approx

### VIEWING

Contact BestMove Estate Agency (Blair & Bryden) on 01475 558420 (press option 2).

### ENTRY

Negotiable

The agent has not tested any apparatus, equipment, fixture or services and cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the tenure of the property. The prospective purchasers are advised to obtain verification from their Solicitor or Surveyor.

The above particulars whilst carefully prepared are not warranted and do not form part of any contract of sale. Interested parties should have their own solicitor note their interest with the selling agents in order that they may be informed if a closing date is set for the receipt of offers. The sellers do not bind themselves to accept the highest or any offer.

### SELLING

Do you have a property to sell? Blair & Bryden (BestMove Scotland) can offer you a free valuation and advice on the sale of your present property. Should this be of interest please ask for Gail Gurney on 01475 558420 (option 2).