



**BLAIR &
BRYDEN**



New to the market is this wonderful SEMI-DETACHED house situated in a popular area of Clydebank providing fantastic accommodation. Perfect for first-time buyers the property features private gardens, conservatory and parking bay. Gas central heating and double glazing throughout.

16 Benbow Road, Clydebank G81 4DP

Offers Over: £155,000

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Welcoming entrance porch with storage cupboard leading to the spacious and bright lounge which is a great living space. Storage cupboard. Fitted kitchen to the rear hosting a variety of wall and floor units providing ample work and storage space. The integrated appliances included are the gas hob with extractor hood over, oven, grill, dishwasher, washing machine, fridge and freezer. Patio doors leading to the cosy conservatory which gives access to the rear gardens.

Stairwell to upper level with loft entry which is partially floored and houses the boiler.

The property benefits from two double bedrooms and both rooms consist of storage.

Shower room comprising w.c., wash hand basin, shower unit with overhead shower and storage cupboard.

Early viewing highly recommended.

ACCOMMODATION

Lounge:- 4.38m(14'3")x4.04m(13'2")approx

Kitchen:- 4.03m(13'2")x2.67m(8'7")approx

Conservatory:- 3.83m(12'5")x2.83m(9'2")approx

Bedroom one:- 4.05m(13'2")x2.67m(8'7")approx

Bedroom two:- 4.05m(13'2")x2.68m(8'7")approx

Shower room:- 2.93m(9'6")x1.59m(5'2")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.