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<b>REFERENCE</b> 8978	<b>YOUR NEXT MOVE</b>
<b>PRICE</b> Offers over £189,995	<b>MORTGAGES</b> If you require mortgage advice please contact our office and a member of staff can assist you further with this.
<b>SELLER</b> Clients of Clydebank Estate & Letting Agents	<b>SOLICITORS</b> We can provide preferential solicitor fees through our relationship with local solicitors.
<b>PROPERTY ADDRESS</b> 3 Westburn Crescent, Hardgate, Clydebank, G81 6PN	<b>MARKET APPRAISALS</b> To enable you to ascertain your own purchasing power we offer a FREE valuation service. Please contact 0141 952 9988
<b>Property Misdescriptions Act:</b> Please note that these particulars are prepared by us on the basis of information provided to us by our client. We have not tested the electrics, Fixtures, fittings or other appliances that may be within the property, including the Central Heating. Prospective purchasers can make their own enquiry.	<b>MONEY LAUNDERING</b> Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
<b>VIEWING</b> By appointment only: Please contact our office at: 48 Kilbowie Road, Clydebank on 0141 952 9988.	<b>OFFERS</b> All offers and intimations of interest to:- Tel: 0141 952 9988 Fax: 0141 952 2622



**CLYDEBANK**  
Estate & Letting Agents



**3 Westburn Crescent  
Hardgate  
Clydebank  
G81 6PN**

**Offers over £189,995**



Clydebank Estate & Letting Agents proudly offer to market this well presented **THREE** bedroom, semi detached villa with fantastic open plan living space.

Situated within the sought after Hardgate area of Clydebank, this property is sure to attract attention and early viewing is highly recommended.



## Property Information

The property is accessed via a welcoming entrance hallway with staircase to upper level. The lounge, to the front of the property, has a feature fireplace and large window flooding the room with natural light. The open plan dining kitchen is accessed via the lounge providing a fantastic open plan space for entertaining with french doors allowing access to the rear garden. The kitchen itself comprises a combination of wall and floor mounted modern units with contrasting worktop and splash-back as well as integrated oven, gas hob and hood, fridge freezer, washing machine, tumble dryer and dishwasher. Situated on the lower level, the family bathroom comprises a modern three piece white suite with fitted vanity unit, shower over the bath, glass shower screen and chrome towel radiator. On the upper level there are three spacious bedrooms, each freshly and

## Room Sizes

Lounge: 3.96m x 4.47m

Dining Kitchen: 5.28m x 3.10m

Bathroom: 1.83m x 1.65m

Bedroom One: 2.82m x 3.96m

Bedroom Two: 4.09m x 2.44

Bedroom Three: 2.84m x 2.44m

## Location

Westburn Crescent is situated within Hardgate, Clydebank. Hardgate provides easy access to A82 commuter route to Glasgow City Centre, Glasgow Airport and Loch Lomond. Bus And Rail links locally provide access to Glasgow City Centre, Edinburgh, Helensburgh and Balloch. Great Western Retail Park and Clydebank Shopping Mall are a short Journey away.

