



**CLYDEBANK**  
Estate & Letting Agents

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**REFERENCE**  
8926

**PRICE**  
Offers over £129,995

**SELLER**  
Clients of Clydebank Estate & Letting Agents

**PROPERTY ADDRESS**  
35 Antonine Gardens, Duntocher, G81 6BQ

**Property Misdescriptions Act:** 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.

**VIEWING**  
By appointment only: Please contact our office at: 48 Kilbowie Road, Clydebank on 0141 952 9988.

**YOUR NEXT MOVE**

**MORTGAGES**  
If you require mortgage advice please contact our office and a member of staff can assist you further with this.

**SOLICITORS**  
We can provide preferential solicitor fees through our relationship with local solicitors.

**MARKET APPRAISALS**  
To enable you to ascertain your own purchasing power we offer a FREE valuation service. Please contact 0141 952 9988

**MONEY LAUNDERING**  
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.

**OFFERS**  
All offers and intimations of interest to:-  
Tel: 0141 952 9988 Fax: 0141 952 2622

**35 Antonine Gardens  
Duntocher  
G81 6BQ**

**Offers over £129,995**

Clydebank Estate & Letting Agents proudly offer to market this beautifully presented TWO bedroom end terraced villa, occupying an elevated position within the popular Duntocher area of Clydebank.



## Property Information

The property is accessed via a small entrance vestibule, opening into spacious and bright lounge with open tread staircase within. There is a large feature window, flooding the room with natural light and the kitchen is accessed via the lounge. The beautifully presented kitchen has been recently upgraded to include a combination of wall and floor mounted units with integrated oven, electric hob and hood, integrated washing machine and freestanding fridge freezer. On the upper level there are two spacious double bedrooms with the master bedroom having the added benefit of mirror fronted fitted wardrobes and the smaller second bedroom having a storage cupboard with hanging rail. The family bathroom comprises a modern three piece suite with electric shower over the bath, glass shower screen and chrome towel radiator. The room is fully tiled with feature mirrored wall.

## Room Sizes

Lounge: 4.68m x 3.61m  
Kitchen: 3.58m x 2.38m  
Bedroom One: 2.99m x 2.63m  
Bedroom Two: 3.61m x 2.67m  
Bathroom: 1.96m x 1.70m  
Porch: 1.29m x 1.12

## Location

Duntocher 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 within easy reach providing all local amenities.

