



THREE BEDROOM MID  
TERRACED VILLA

GAS CENTRAL HEATING

PRIVATE PARKING TO REAR

DOWNSTAIRS W/C

Clarence Street, Clydebank, G81 2EB

EVE Property are proud to present to the open sales market an immaculate modern three bedroom terraced villa in the seldom available Clarence Street, Clydebank. Centrally located and within close proximity to a wealth of amenities, this particular property will be of significant appeal to a wide range of buyers looking to settle in the area - as such we anticipate fervent interest - call our friendly sales team today to schedule your personal viewing appointment!

Offers Over £189,995



## Property Description

Positioned in a small residential enclave, number 65 enjoys the best of both worlds with extensive transport options, dining, schooling and shopping all nearby, whilst the neighbourhood offers a peaceful haven to retreat after a busy day. The vendors have upgraded several fixtures throughout to include quality flooring, bespoke lighting, in-built storage and fresh decor, further adding to the allure of this beautiful house.

The solid white composite door to the front provides ingress to the lower hallway which sets the tone for all that lies within - crisp white matte walls and oatmeal deep pile carpeting save for the kitchen and bathrooms, all combine to create a light, bright, linear look and finish. To the left, the living room is irradiated with natural light via the triplicate box bay window formation, affording lovely open aspects of the front garden, with the space itself bestowing generous provision for various furniture suite configurations to suit incoming owners.

A downstairs w.c adds convenience, equipped with white sanitary-wear, vinyl flooring and tiled splash-back for ease of maintenance.



To the rear, the fully integrated dining kitchen is a real treat to behold; a selection of gloss white slab cabinetry topped with anthracite swirl effect laminate work surfaces and upstands, houses the larder fridge freezer, dishwasher and washing machine. Matching stainless steel four burner gas hob, oven and cooking panel ensures the aspiring chef of the house has all they need for culinary creations, with the sink, drainer and mixer over adding to the simple yet striking aesthetic.



Double upvc patio doors at the dining area open to the enclosed rear gardens, serving as a fantastic extension in warmer months - perfect for entertaining!

Upstairs, there are three bedrooms, two of which are double in size and feature in-built wardrobes with the master having an additional walk-in storage cupboard - perfect for hiding clutter! The third bedroom is also generously dimensioned and all three have ample space for modern furnishings.

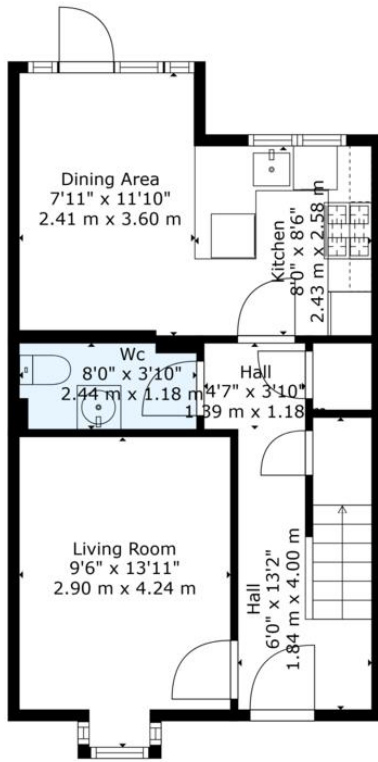


The bathroom completes the internal specification and in keeping with the other parts is replete with superior fittings, curated to form a lovely spa-like sanctuary for bathing after a long day. Low flush w.c, pedestal sink and bath with thermostatic power shower over, vitreous folding shower guard, light cream ceramic tiling and oversized vanity mirror further elevates the overall look and feel.

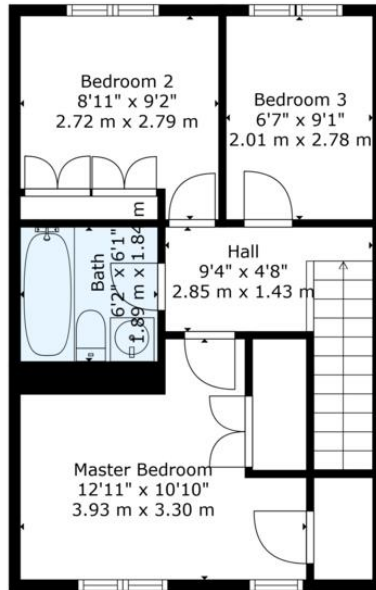
To the rear, fully bound gardens with timber fencing surrounds provide extra security and privacy, with a gate leading directly to the allocated private parking space. Designed and landscaped with practical comfort and low maintenance at the forefront, the space has two patio areas to enjoy the sun, two stepped lawns and a useful shed to hold the all important barbecue appliance and parasols!



In summary, this is a wonderful property which has been exceptionally and lovingly looked after by the current owners, who have clearly enjoyed living there as a family - a fantastic opportunity now presents for those looking for a stunning three bedroom villa that will exceed expectations upon viewing - call our friendly sales team today to avoid missing out!



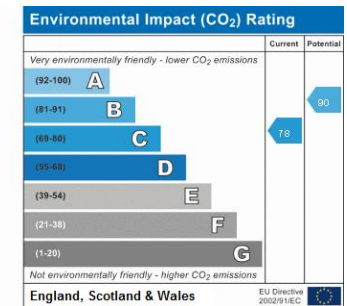
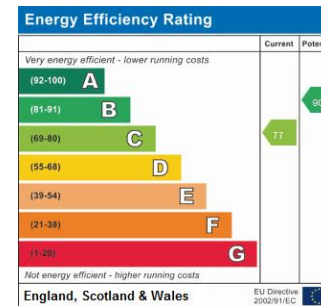
Floor 1



Floor 2

**TOTAL: 835 sq. ft, 77 m2**  
 FLOOR 1: 433 sq. ft, 40 m2, FLOOR 2: 402 sq. ft, 37 m2

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements