Detached Villa
4 Davidson Quadrant, Duntocher, Clydebank, G81 6JL

Allens is a property division of Peterkins Robertson Paul Solicitors
Description

Situated at the top of a quiet cul-de-sac this seldom available 3 bedroom detached villa offers superb family accommodation close to number of local amenities. This property sits on a prominent position with delightful aspects over the adjacent hills and also towards the Erskine Bridge. Now requiring some modernisation there is lots of potential to add your own ideas of décor, fixtures & fittings. The property has attractive external appearance with lawned gardens and driveway leading to a single garage. The accommodation comprise; Ground Floor: bright lounge leading through to a separate dining room which in turn leads to the fitted kitchen. These rooms has been freshly decorated in neutral tones and the laminate flooring continues throughout the ground floor accommodation. On the upper floor are three good sized bedrooms and the tiled family bathroom which has a three piece suite and over bath electric shower. Worth mention again are the attractive aspects from this level of the property over the rear gardens and more especially to the front over the cul-de-sac, rooftops and neighbouring hills. The property is double glazed and has a gas fired central heating system with combination boiler. Externally there are well tended level gardens to front and rear. Davidson Quadrant lies within easy reach of local Schooling and public transport services. Clydebank Shopping Centre and Great Western Retail Park are close by offering a wide selection of shopping and recreational facilities. There are excellent commuter routes to Glasgow, Erskine Bridge and M8 Motorway. Viewing is highly recommended.

EPC = D

ACCOMMODATION & DIMENSIONS

<table>
<thead>
<tr>
<th>Room</th>
<th>Dimensions</th>
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<tbody>
<tr>
<td>Lounge</td>
<td>16'6&quot; x 13'7&quot;</td>
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<tr>
<td>Dining room</td>
<td>11'4&quot; x 8'6&quot;</td>
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<tr>
<td>Kitchen</td>
<td>11'5&quot; x 7'9&quot;</td>
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<tr>
<td>Bedroom One</td>
<td>13'9&quot; x 8'7&quot;</td>
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<tr>
<td>Bedroom Two</td>
<td>11'7&quot; x 9'11&quot;</td>
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<tr>
<td>Bedroom Three</td>
<td>10'9&quot; x 7'8&quot;</td>
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<tr>
<td>Bathroom</td>
<td>5'11&quot; x 6'3&quot;</td>
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TRAVEL DIRECTIONS

Travelling North on Kilbowie Road proceed to Hardgate Roundabout turning left onto Dumbarton Road. Continue then turn right onto Beeches Road and proceed along taking eventual right turn into Craigielea Road. Turn first right into Davidson Quadrant and number 4 is along on the left hand side.
MARKET APPRAISAL
For an up-to-date appraisal on your own property please call us on 0141 331 0741.
This is a complimentary service and will help us to calculate your purchasing power.

City Centre Office:
105 Cambridge Street, Glasgow G3 6RU
Tel: 0141 331 0741
Fax: 0141 332 3764
E-Mail: info@allenslaw.co.uk

For further information, or to view this property please call:
Monday to Friday
0141 331 0741
Evenings & Weekends
0141 574 1532

Floor plans are indicative only - not to scale.