

CALEDONIA
BUREAU
ESTATE & LETTING AGENTS



50 Perth Crescent Mountblow G81 4QQ

www.caledoniabureau.co.uk



DESCRIPTION

This delightful property has been in the same family for over fifty years, and once viewed, it is easy to see why. Living in this warm and comfortable centrally heated and double glazed family home and gazing over the magnificent views of the Old Kilpatrick Hills is a joy to behold.

Mountblow is located on the edge of Clydebank and has frequent public bus links. It is also well served by Dalmuir railway station, meaning Glasgow City Centre is only 20 minutes away. There are plenty of local shopping and schooling facilities within Dalmuir and further excellent services for retail and leisure are available in Clydebank which is only minutes away. The A82, Great Western Road and Erskine Bridge can be easily accessed by road.

This property has an Energy Efficiency Rating of 71 Compared to 61 for Scotland on average And an Environmental Impact rating of 69 compared to 59 on average. So you can save money and the planet at the same time.

The family have made many improvements to the property including modern fitted kitchen, "Worcester" Combi boiler, contemporary spacious shower room, oak effect laminated flooring, loop system and marble fireplace, however there is still room to put your own unique touch to the property and increase its value.

This generously proportioned accommodation comes with easily maintained hedged and lawned gardens to the front and rear of the property and can also include a package of appliances, furniture and garden equipment so you are all set from the get-go. Early internal viewing is imperative to fully appreciate all that this rarely available family home has to offer.

Call us now for more information.



Viewing:
by appointment with Caledonia Bureau

Date of entry: negotiable

Ref No: C1183





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