

Hillfoot Avenue, Dumbarton



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Offers over
£197,500

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Description

Excellent sized THREE BEDROOM SEMI DETACHED VILLA located in highly popular Hillfoot Avenue, Dumbarton. The property has generous room sizes, large multicar driveway and enclosed rear gardens.

Accommodation comprises entrance hallway with understairs storage cupboard, large lounge with three part bay window. Focal wall with ornamental fire inset. Handy study located off lounge, ideal for the home worker. Inner hallway leading to kitchen area with handy downstairs W.C off. Dual storage cupboards, one of which houses the washing machine. Amazing extended dining kitchen with a range of wall and base mounted units presented over three sides. One and a half bowl sink and drainer. Five burner range style cooker and extractor hood. American style fridge freezer. Space for large table and chairs. Sliding doors to conservatory.

The first floor benefits from three bedrooms, front facing double bedroom with wall length fitted wardrobe assembly, second rear facing bedroom and third bedroom. All bedrooms have ample floor area for additional free-standing furniture. Floored loft accessed by small set of steps, dual Velux windows and eaves access via dual double doors. This versatile room could be used as a study or additional sleeping area for a visiting party.

Modern bathroom comprising bath with with electric shower over, vanity unit with wash hand basin inset and close couple W.C Fully tiled walls.

Fantastic enclosed rear gardens with lawn and patio areas, front driveway for multiple car parking. An ideal purchase for the growing family. Early viewing is highly recommended to avoid disappointment. General internal upgrading required.

Floorplan & Room Sizes



Lounge 3.25m x 4.90m (10'8" x 16'1")

Study 2.95m x 2.05m (9'8" x 6'8")

W.C 0.95m x 2.40m (3'1" x 7'11")

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Dining Kitchen 5.10m x 3.55m (16'8" x 11'7")

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Conservatory 3.55m x 2.90m (11'7" x 9'6")

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Bedroom 1 3.45m x 3.90m (11'4" x 12'10")







To view a copy of the home report please visit our website www.sbproperty.co.uk

PLEASE NOTE

These property details are set out as a general guideline only. They do not constitute any part of an offer or contract.

MEASUREMENTS: All measurements are taken with an electronic digital measuring device. We strongly advise all prospective purchasers take their own measurements before ordering carpets, blinds, furniture etc. **APPLIANCES:** The electrical, gas powered appliances and heating systems have not been tested as working by us, we recommend that you instruct your own independent evaluation of these. **FIXTURES AND FITTINGS:** All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. These particulars are believed to be correct, however their accuracy cannot be guaranteed.



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