

Geils Avenue, Dumbarton, West
Dunbartonshire



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Offers over
£195,000

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Description

Deceptively large **THREE BEDROOM MID TERRACE VILLA** in highly popular High Mains area of Dumbarton, the property enjoys a mainly open plan arrangement to the downstairs living area and features a modern kitchen and bathroom and private gardens.

Entrance hallway leading to centrally positioned Lounge, focal wall with traditional fireplace and gas fire inset with tiled hearth, book shelved alcove and matching shelving opposite.

Modern kitchen with an array of white high gloss wall and base mounted units, Yorkshire flagstone tiled flooring, handy breakfast bar and stools, ceramic one and a half bowl Belfast sink with mixer tap, gas cooker, dishwasher, washing machine and fridge/freezer. Co-ordinated worksurfaces and tiled splash backs. Dual window assemblies and French Doors to rear gardens.

Front facing sitting/family room accessed via square archway from lounge, this room could be easily be reinstated to a fourth bedroom giving a two up, two down configuration and has separate door access to hallway. Third bedroom located off entrance hallway. understairs storage cupboard.

Modern bathroom comprising bath with shower mixer tap over, and circular rail with curtain, vanity unit with wash hand basin inset and close couple W.C. Fully tiled round bath area, tiled splashback at wash hand basin and emulsion finish to remainder. Chrome heated towel rail. Uppermost rooms comprise master bedroom with wall length fitted wardrobe with mirrored sliding doors, second bedroom currently used as a child's nursery, access to eaves via door from landing. All bedrooms have ample space for free standing furniture.

Front garden comprises dual stone chipped areas, fully enclosed rear gardens with timber decking and patio areas, large log cabin and shed. Gate access to rear lane. Further benefits: New central heating system including replacement radiators, fully renovated with new insulation throughout. We highly recommend early viewing to avoid disappointment. This is an ideal home for the growing family.

EPC:C74: **THE HOME REPORT CAN BE DOWNLOADED FROM OUR OWN WEBSITE**

Floorplan & Room Sizes



FLOOR 2

Lounge 5.35m x 3.90m (17'7" x 12'10")

Sitting/Play Room 3.90m x 3.90m (12'10" x 12'10")

Kitchen 3.70m x 3.65m (12'1" x 12'0")

Bathroom 2.55m x 1.30m (8'5" x 4'4")

Bedroom 3 2.40m x 1.90m (7'11" x 6'2")

Master Bedroom 3.80m x 2.85m (12'6" x 9'5")

Bedroom 2 2.15m x 2.60m (7'1" x 8'6")







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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