

Park Street, Dumbarton



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Offers over  
£279,000

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## Description

Superb FOUR BEDROOM DETACHED VILLA located on Park Street, Dumbarton East. This is an ideal property for the growing family, has excellent room sizes, good storage and is offered to the market in walk in condition.

Accommodation: Entrance hallway with W.C located off through to bright and airy open plan lounge/diner with grey carpeting. Focal wall with "Wainscoting" ornate wall panelling and co-ordinated decor. Defined dining area to rear suitable for table and chairs with French doors to rear gardens. Re-fitted Wren kitchen (2023) comprising wall and base units presented over two sides. Oven, hob and extractor hood. One and a half bowl sink and drainer with pull out spray tap assembly. Spaces for fridge/freezer and washing machine, handy recess located off kitchen for additional white goods and door to side gardens.

Bedroom four is located on the ground floor and has a wall length fitted wardrobe assembly. This room offers flexibility as a fourth bedroom or handy office space for the home worker.

Upper accommodation comprises master bedroom to rear with full length fitted wardrobe with bi-fold mirrored doors. En-suite shower room off with re-fitted (2023) walk in shower cubicle. Both second and third bedrooms have built in wardrobe assemblies. All bedrooms have ample floor area for free standing furniture. Family bathroom comprising bath, wash hand basin, WC, chrome heated towel rail and ceiling downlighters. The top landing has loft access and additional storage cupboard.

The larger rear garden has decking and walk way areas surrounded by stone chipped beds. The large log cabin is included in the sale. The rear gardens are bound by timber fencing with gate access. Front gardens laid to lawn with recently laid double paved driveway.

## Floorplan & Room Sizes



FLOOR 1



FLOOR 2

**Lounge-Diner** 7.20m x 4.20m (23'7" x 13'10")

**W.C** 0.90m x 1.60m (3'0" x 5'2")

**Bedroom 4** 4.50m x 2.65m (14'10" x 8'8")

**Kitchen** 3.80m x 2.30m (12'6" x 7'6")

**Master Bedroom** 3.60m x 3.10m (11'10" x 10'2")

**En-Suite** 1.65m x 2.30m (5'5" x 7'6")

**Bedroom 2** 3.40m x 2.80m (11'2" x 9'2")

**Bedroom 3** 2.80m x 2.70m (9'2" x 8'11")

**Bathroom** 1.85m x 2.30m (6'1" x 7'6")







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**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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