

81 Miller Street, Dumbarton, West  
Dunbartonshire



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Offers over  
£297,500

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## Description

Fantastic opportunity to acquire this magnificent **FOUR BEDROOM DETACHED VILLA** located within highly popular Miller Street, Dumbarton. Located off Round Riding Road and offering excellent road links with close proximity to shops and supermarkets making this an ideal purchase for the growing family.

**Accommodation:** Entrance hallway with plumbed cloak off. Full length lounge-diner, focal wall with fire surround and gas fire inset (capped), laminate flooring and neutral decor. Stunning kitchen with "Ivory" colour fitted wall and base units, four ring induction hob, electric oven and hood, integrated fridge, freezer, dishwasher, washing machine and microwave, one and a half bowl sink and drainer, complemented by granite worksurfaces, tiled splashbacks and matching granite floortiles. Handy storage cupboard off. Sun room to rear accessed from lounge area.

Front facing master bedroom with wall length fitted wardrobes, en-suite shower room off comprising quadrant cubicle and vanity unit with wash hand basin and W.C inset. Three additional double bedrooms with the fourth currently used as an office. Each additional bedroom has built in wardrobes with mirrored sliding doors.

Stunning re-fitted shower room (2024) with full length walk in shower cubicle, shaped vanity unit with wash hand basin and close couple W.C inset, matching wall and floor tiling with chrome heated towel rail and recessed ceiling lighting. Storage cupboard on landing, loft access with drop down ladder. Integrated single garage.

Low maintenance front gardens with stone chipped area and paved double driveway. Mature rear gardens sensibly divided with artificial lawn and patio areas, shrub bed and stonechipped sections.

**Additional Benefits:** DG.GCH, new boiler, timber shed, the property is also sold with current reg's heat and smoke detectors. EV Connection for electric vehicle.

EPC:C76: 1115-6329-7100-0050-8272

**THE HOME REPORT CAN BE DOWNLOADED FROM OUR WEBSITE**

## Floorplan & Room Sizes



FLOOR 1



FLOOR 2

**Lounge-Diner** 8.1m x 3.9m (26'7" x 12'10")

**Breakfasting Kitchen** 4.5m x 2.8m (14'10" x 9'2")

**Sun Room** 3.6m x 3.35m (11'10" x 11'0")

**Master Bedroom** 3.7m x 3.6m (12'1" x 11'10")

**En-Suite** 2.1m x 1.65m (6'11" x 5'5")

**Bedroom 2** 3.7m x 3.15m (12'1" x 10'4")

**Bedroom 3** 3.45m x 2.45m (11'4" x 8'0")

**Bedroom 4** 2.45m x 3.2m (8'0" x 10'6")

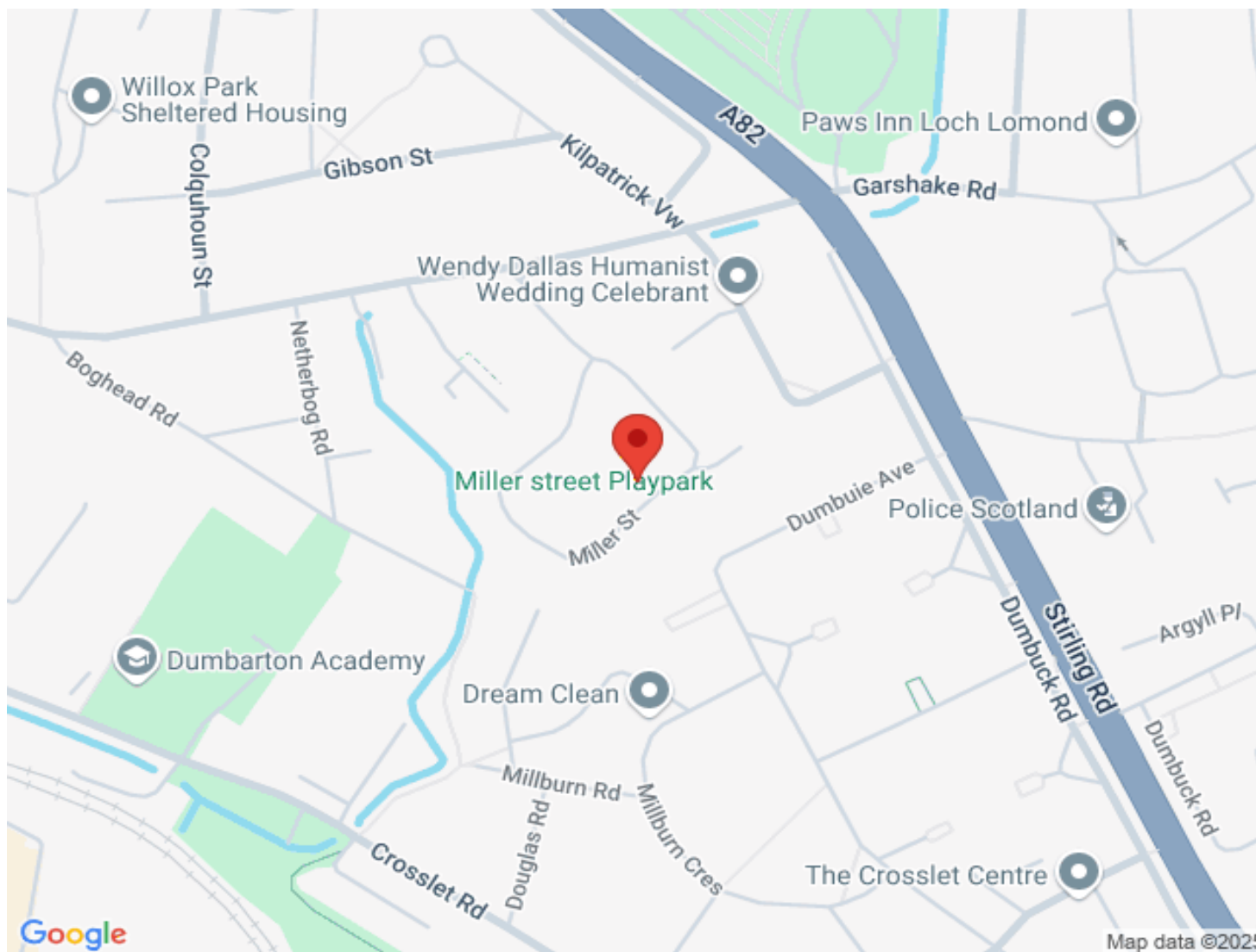
**Shower Room** 2.15m x 1.85m (7'1" x 6'1")











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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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