

43 Whiteford Avenue, Dumbarton, West
Dunbartonshire



3



2



2

Offers over
£163,500

SBXPROPERTY
ESTATE & LETTING AGENTS



Email
all@sbproperty.co.uk

Phone
01389 731730

Website
www.sbproperty.co.uk







Description

Very well presented **THREE BEDROOM MID TERRACED VILLA** located within the highly popular Stoneyflatt/Whiteford Avenue area of Dumbarton. The property is offered to the market in excellent condition is freshly decorated with new floorcoverings and would make an ideal family home.

Accommodation: entrance hallway downstairs W.C located off comprising close couple W.C, wash hand basin and new vinyl flooring.

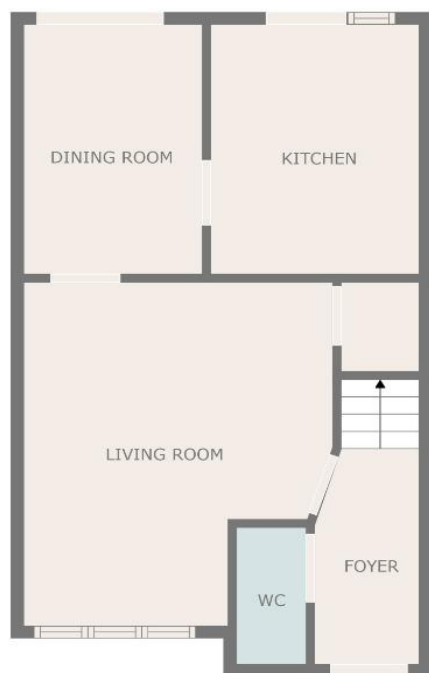
Generous sized lounge with handy understairs storage cupboard off, modern decorative finishes and laminate flooring. Rearmost dining room ideal for entertaining guests or for informal dining arrangements. Sliding doors to rear gardens and access door to kitchen. Modern kitchen with a broad selection of "Light Mahogany" effect wall and base mounted units presented over three sides. One and a half bowl sink and drainer with mixer tap assembly. Four burner gas hob, electric oven and extractor hood. Co-ordinated work surfaces and tiled splashbacks. Washing machine, fridge freezer and dishwasher inclusive in sale. Wall mounted Ideal combination boiler with room stat controls, access door to rear gardens.

Upper accommodation: front facing master bedroom, built in wardrobe assembly with bi-fold doors, second rear facing double bedroom and third bedroom both of which have built in wardrobes with mirrored sliding doors. All bedrooms have ample floor area for free standing furniture. The landing has a handy storage cupboard and loft access hatch. Family bathroom comprising bath with electric shower over and splash screen full length vanity unit with W.C and wash hand basin inset. Attractive wall tiling to full height round bath area and waist height to remainder. New Vinyl flooring.

Front garden laid to lawn with pathway, private rear gardens mainly laid to lawn with patio area. Pathway leading to garden gate. **Additional benefits:** gas central heating, recently installed Ideal boiler, double glazing and current reg's smoke and heat detectors. The property has been fully redecorated with new floorcoverings laid to stairs, hall bedrooms and bathroom. Early viewing is strongly recommended to avoid disappointment. An ideal first time buy.

EPC:C80: 0115-0522-3100-0740-2292 **THE HOME REPORT IS AVAILABLE FROM OUR OWN WEBSITE.**

Floorplan & Room Sizes



FLOOR 1



FLOOR 2

Lounge 4.7m x 4.4m (15'5" x 14'5")

Dining Room 2.15m x 3.3m (7'1" x 10'10")

Kitchen 2.5m x 3.2m (8'2" x 10'6")

Downstairs W.C 0.85m x 1.75m (2'10" x 5'8")

Bedroom 1 2.65m x 3.5m (8'8" x 11'6")

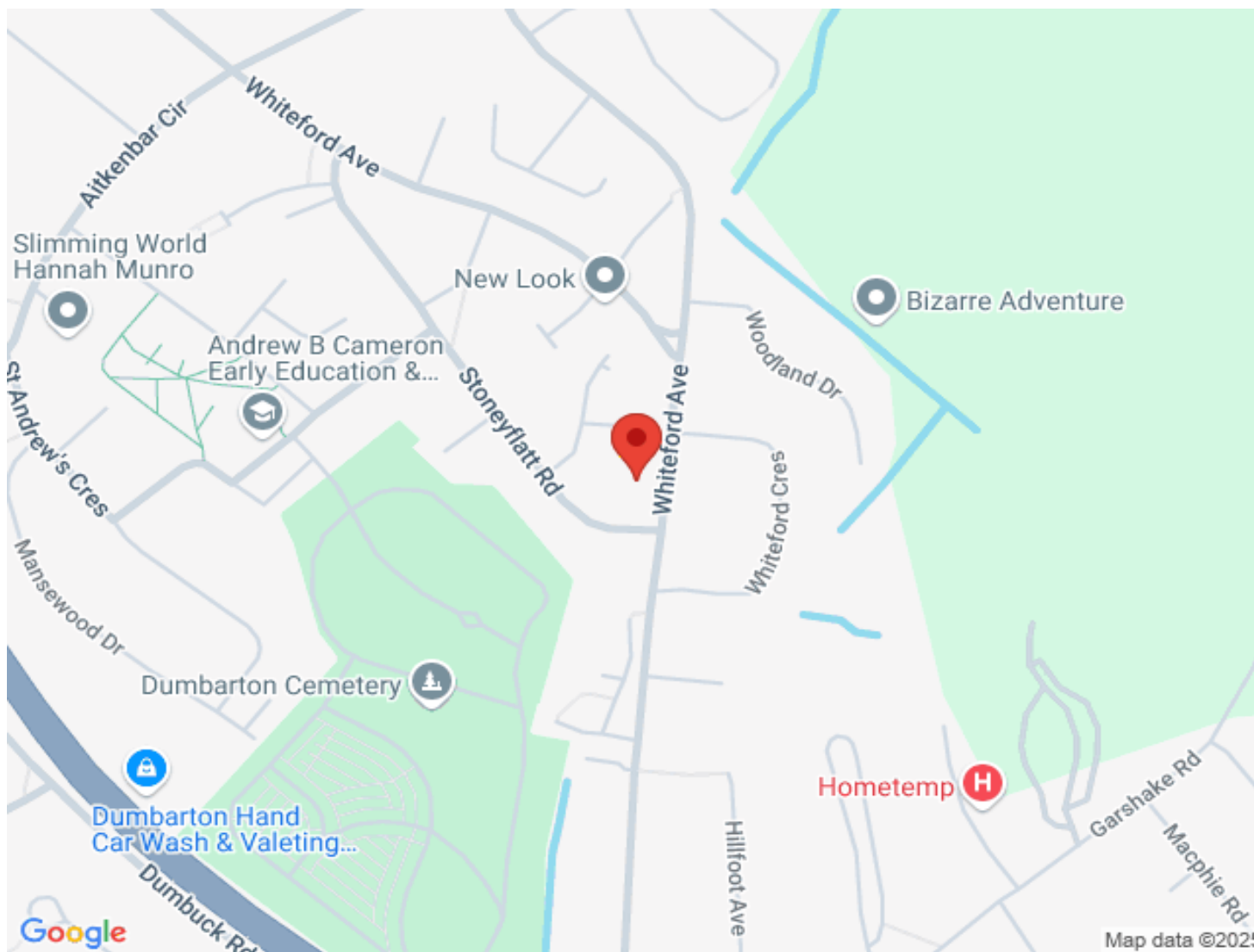
Bedroom 2 2.65m x 2.75m (8'8" x 9'0")

Bedroom 3 2.1m x 2.5m (6'11" x 8'2")

Bathroom 2.1m x 1.75m (6'11" x 5'8")







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.



Email
all@sbproperty.co.uk

Telephone
01389 731730