

265 Braehead, Bonhill, West
Dunbartonshire



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Offers over
£93,500

SBXPROPERTY
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Description

Excellent opportunity to acquire this well presented **THREE BEDROOM Mid Terrace Villa** located in Braehead Bonhill, the property has been well maintained by the current ownership.

Accommodation comprises entrance hallway with large storage cupboard off, full length lounge/diner with window to front and patio doors to the rear allowing ample natural light into the room, defined space for a dining table and chairs. Laminate flooring and neutral decorative finishes.

Modern fitted breakfasting kitchen with a range wall and base mounted units presented over three sides. Integrated four ring gas hob, electric oven and extractor hood. Stainless steel sink with mixer tap. Free standing fridge/freezer, and under unit washing machine. Defined breakfasting area which is ideal for informal dining. Co-ordinated work surfaces, splash-back tiling and door to rear gardens.

Half landing double glazed window, on the upper floors are three double bedrooms, each bedroom has ample floor area for free standing furniture. Loft access hatch and additional storage cupboard.

Modern bathroom comprising bath with mains powered shower over, wash hand basin and close couple W.C. Full wall and floor tiling with chrome heated towel rail. Front garden laid mainly to lawn with pathway, private rear garden laid to lawn with patio area, bound by timber fencing.

Additional benefits: Double glazing, gas central heating, white goods and timber shed included. The property is sure to please the discerning purchaser and would make an ideal FTB. Walk in condition... **THE HOME REPORT IS AVAILABLE FROM OUR OWN WEBSITE:** EPC:D62:0100-2328-6020-2595-3811

Floorplan & Room Sizes



Lounge 3.5m x 6.1m (11'6" x 20'0")

Breakfasting/Kitchen 3.6m x 4.6m (11'10" x 15'1")

Bedroom 1 4.55m x 2.75m (14'11" x 9'0")

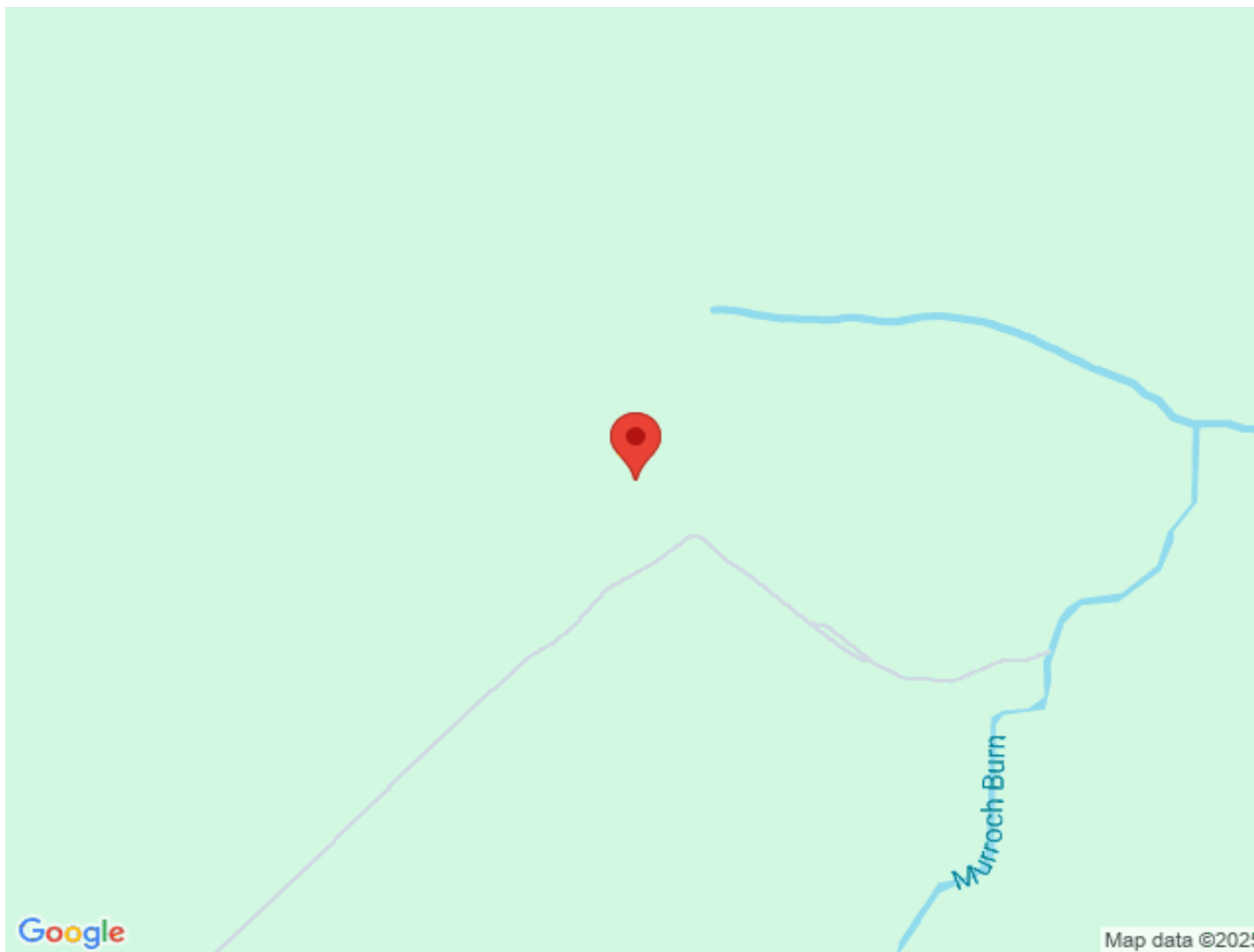
Bedroom 2 3.5m x 3.15m (11'6" x 10'4")

Bedroom 3 2.7m x 3.75m (8'11" x 12'4")

Bathroom 1.75m x 2.15m (5'8" x 7'1")







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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