

45 Miller Street, Dumbarton, West  
Dunbartonshire



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Offers over  
£297,500

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## Description

Excellent opportunity to acquire this magnificent **FIVE BEDROOM DETACHED VILLA** located just off Round Riding Road in Miller Street, Dumbarton. The property offers excellent road links with close proximity to shops and supermarkets, making this an ideal purchase for the growing family.

Accommodation: Entrance hallway with downstairs 5th bedroom located off, this flexible room is currently used as a home office. Generous sized lounge, focal wall with fire surround and electric fire inset, hardwood flooring and contemporary decor, square archway leading to dining kitchen.

Stunning re-fitted kitchen with white high gloss wall and base mounted units, 5 burner range style cooker and extractor hood, integrated dishwasher and under unit tumble drier, one and a half bowl sink and drainer with mixer tap, tiled splash backs and matching worksurfaces. Handy utility room off with American style fridge freezer and plumbed for washing machine. Downstairs W.C. Defined dining area suitable for table and chairs with sliding doors to rear gardens. Walk in storage cupboard.

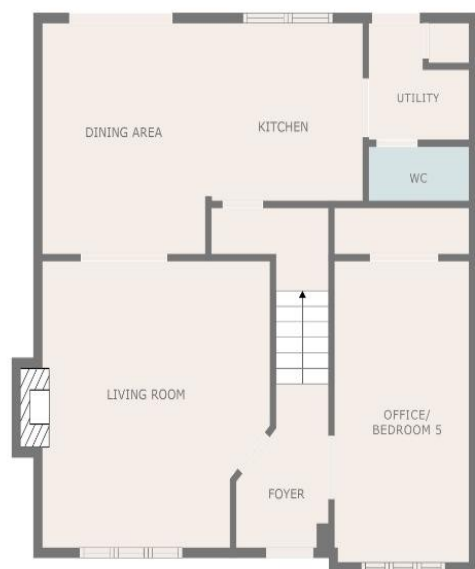
Front-facing master bedroom with wall-length-fitted wardrobes, re-fitted en-suite shower room off comprising walk in shower cubicle with mains operated shower, vanity unit with wash hand basin and close couple W.C inset. Three additional double bedrooms each additional bedroom has built in wardrobes with mirrored sliding doors.

Re-fitted bathroom comprising bath with handheld shower assembly, wall length vanity unit with W.C and wash hand basin inset, contemporary tiling and chrome heated towel rail. Storage cupboard on upper landing, loft access with drop down ladder. Front gardens laid to lawn with multi car paved driveway. Mature rear gardens set out over two levels with lawn, patio and dual decking areas, stone chipped lower section.

**Additional Benefits:** DG.GCH, timber shed, the property is also sold with current reg's heat and smoke detectors. Early viewing is highly recommended to avoid disappointment.

EPC:D67: 9800-5317-0022-8193-1253 **THE HOME REPORT CAN BE DOWNLOADED FROM OUR WEBSITE**

## Floorplan & Room Sizes



FLOOR 1



FLOOR 2

**Lounge** 4.05m x 4.35m (13'4" x 14'4")

**Kitchen** 2.8m x 2.7m (9'2" x 8'11")

**Dining Area** 2.9m x 3.5m (9'6" x 11'6")

**Downstairs W.C** 1.8m x 0.8m (5'11" x 2'7")

**Office/Bedroom 5** 4.6m x 2.4m (15'1" x 7'11")

**Bedroom 1** 3.1m x 3.5m (10'2" x 11'6")

**Bedroom 2** 3.01m x 3.05m (9'11" x 10'0")

**Bedroom 3** 2.4m x 3.35m (7'11" x 11'0")

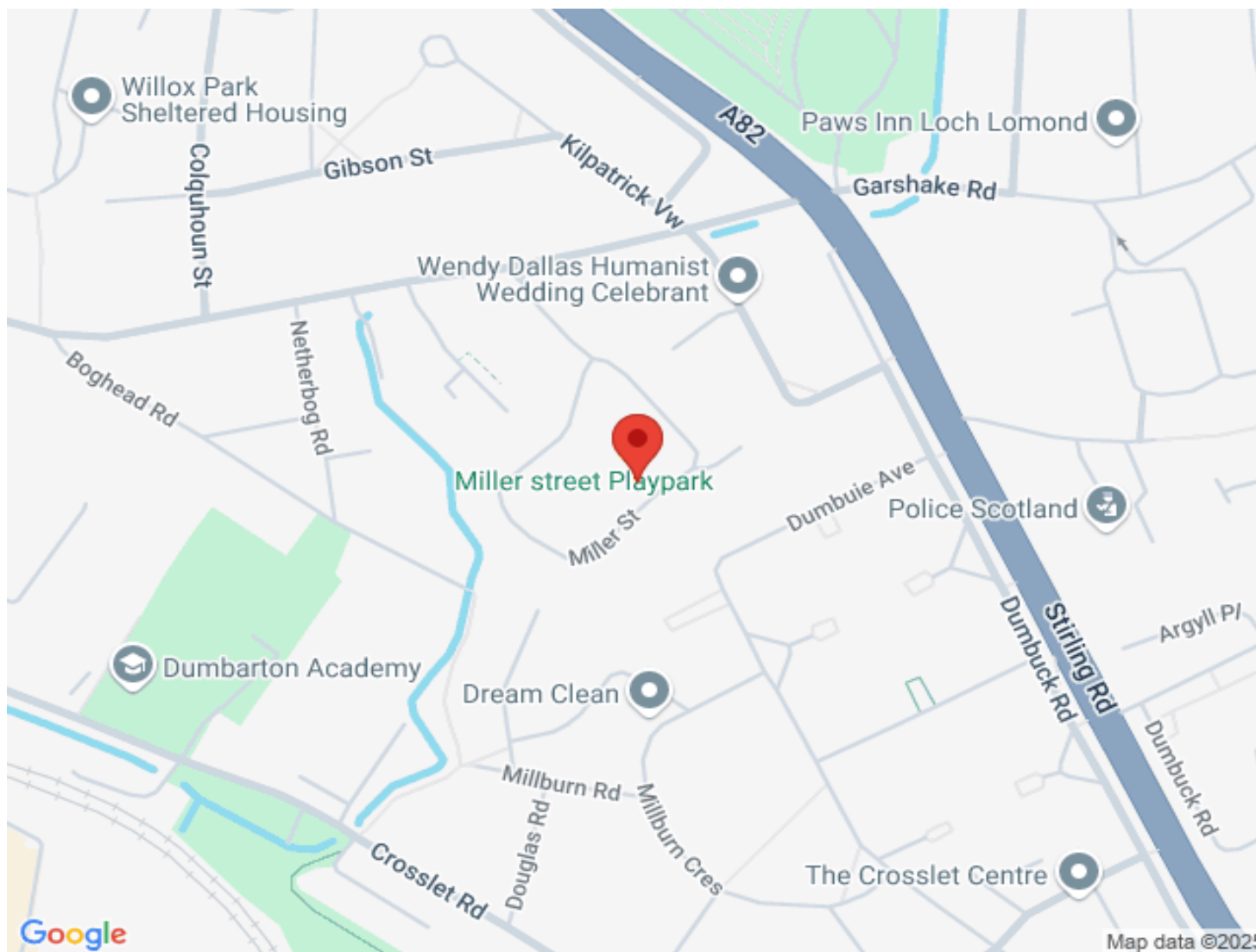
**Bedroom 4** 2.4m x 3.35m (7'11" x 11'0")











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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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