

22 Glenalmond Place, Dumbarton, West
Dunbartonshire



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Offers over
£295,000

SBXPROPERTY
ESTATE & LETTING AGENTS



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Description

SB Property are delighted to offer for sale this superb FOUR BEDROOM DETACHED VILLA located within the ever popular "Lomondgate" development, perfectly placed with easy access to the A82, north to the Highlands and South to Glasgow/Edinburgh. This family size accommodation is sure to please the most discerning of purchasers.

Accommodation: Entrance hall with downstairs W.C located off, as is the dining room which is perfect for informal dining or for entertaining guests. Understairs storage facility. Continued trendy internal layout with the Lounge facing rearmost of the ground floor and adjacent modern breakfasting kitchen with white high gloss wall and base mounted units presented over three sides. "AEG" double oven, four burner gas hob and extractor hood, stainless steel sink and drainer with swan neck mixer tap assembly, integrated fridge and freezer and washing machine/drier. Extended co-ordinated work surfaces providing a handy breakfast bar with stools included. Defined breakfasting area suitable for table and chairs. French doors leading to rear gardens.

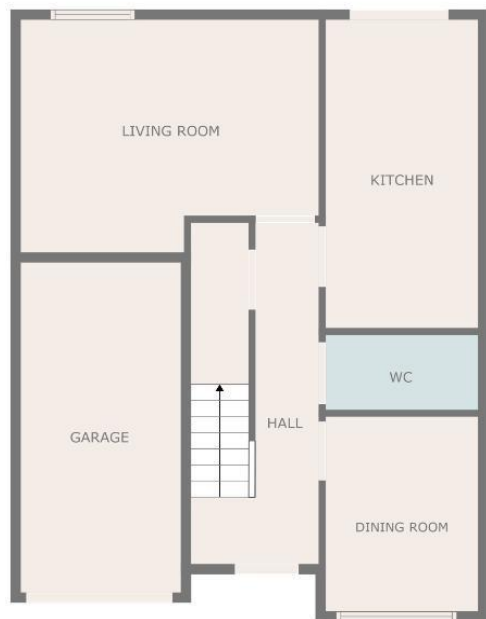
Upper accommodation comprises a bright and airy master bedroom with dual built in wardrobe assemblies. Generous en-suite shower room comprising walk in cubicle with bi-fold door, mains shower, W.C and wash hand basin. Bedroom two three each have built in wardrobe assemblies with mirrored sliding doors. Excellent sized fourth bedroom, currently utilised as a home office. All bedrooms have ample floor area for additional furnishings. Family bathroom comprising bath with electric shower over, bi-fold glass screen, wash hand basin and W.C. Tully tiled around bath area. Handy storage cupboard and loft access hatch.

Front gardens laid to lawn with dual paved driveway, integrated garage with lighting and power points. Sun trap private rear gardens with uninterrupted views toward Ben Lomond. Natural stone slabbed patio and pathway. Rear gardens with generous lawn area bound by timber fencing with gate access to front.

Additional Benefits include gas central heating, double glazing. Current regulation heat and smoke detectors. Early viewing is highly recommended to avoid disappointment.

EPC:C806515-0627-2530-2084-7202 **THE HOME REPORT CAN BE DOWNLOADED FROM OUR WEBSITE**

Floorplan & Room Sizes



FLOOR 1



FLOOR 2

Lounge 4.7m x 3.7m (15'5" x 12'1")

Dining Room 2.4m x 3.1m (7'11" x 10'2")

Breakfasting kitchen 2.4m x 4.9m (7'11" x 16'1")

Downstairs W.C 2.4m x 1.2m (7'11" x 3'11")

Master Bedroom 3.9m x 3.8m (12'10" x 12'6")

Bedroom 2 2.6m x 3.75m (8'6" x 12'4")

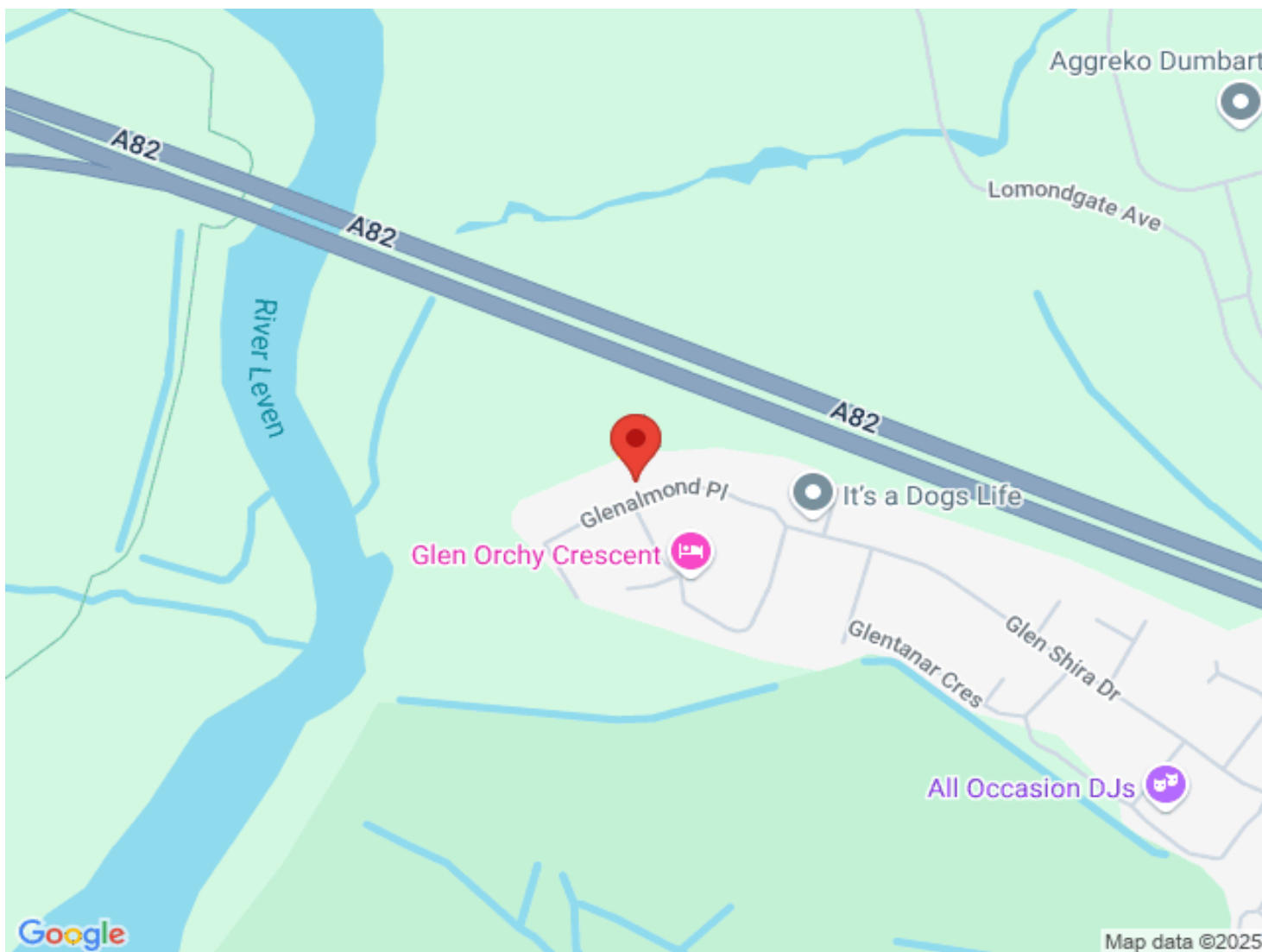
Bedroom 3 2.65m x 3.3m (8'8" x 10'10")

Bedroom 4 2.3m x 3.3m (7'6" x 10'10")

Bathroom 2.05m x 2.15m (6'8" 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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