

100 Strathleven Drive, Bonhill, West
Dunbartonshire



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Offers over
£183,500

SBXPROPERTY
ESTATE & LETTING AGENTS



Email
all@sbproperty.co.uk

Phone
01389 731730

Website
www.sbproperty.co.uk







Description

Modern and well presented **TWO BEDROOM Semi Detached Villa** located on Strathleven Drive, Bonhill. The property would make an ideal first time buy and benefits from good room sizes, excellent storage facilities, easily maintained gardens and driveway.

Accommodation: Entrance hallway leading to generous sized lounge with attractive hardwood flooring, ceiling cornice and neutral decorative finishes. Modern fitted kitchen with "Farmhouse" style wall and base mounted units presented over three sides. Stainless steel sink and drainer with mixer tap. Spaces for washing machine, fridge and dishwasher. Electric cooker, hardwood flooring, white brick effect tiling to walls and splashbacks and handy understairs storage cupboard. Door with sidescreen to leading to large conservatory with tiled flooring and neutral decor, double doors giving access to the rear gardens.

Upper accommodation: Front facing double bedroom, wall length built in wardrobe assembly with mirrored sliding doors. Second rear facing double bedroom, built in wardrobe with dual bi-fold doors.

Modern fitted bathroom comprising "spa" bath with mains shower over, vanity unit with wash hand basin and close couple W.C inset. Full wall tiling . Loft storage is accessed from the top landing by way of drop-down ladders.

Pavioured front garden with dual car driveway bound by wrought iron fencing and mature hedging. Easily maintained fully pavioured rear garden bound by timber fencing, large timber shed. An ideal first time buy, early viewing is highly recommended.

EPC:C74:0758-1004-0207-9405-2200 **The home report is available to download from our own website.**

Floorplan & Room Sizes



Lounge 4.05m x 3.05m (13'4" x 10'0")

Kitchen 4.05m x 2.8m (13'4" x 9'2")

Conservatory 3.85m x 3.7m (12'7" x 12'1")

Bedroom 1 3.05m x 2.8m (10'0" x 9'2")

Bedroom 2 2.1m x 3.35m (6'11" x 11'0")

Bathroom 1.95m x 1.95m (6'5" x 6'5")







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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