

12 First Avenue, Dumbarton, West
Dunbartonshire



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Offers over
£187,500

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Description

Stunning and beautifully appointed **THREE DOUBLE BEDROOM** terraced villa located in sought after High Mains area of Dumbarton. The property is in true walk in condition with modern fixtures and fittings and contemporary decor to match.

Accommodation: Entrance hallway leading to generous sized lounge, focal/media wall with attractive living flame electric fire assembly and aperture for flat screen TV inset. Dual alcove style recesses on either side of the media wall with attractive panel style trim.

Stunning fitted kitchen comprising a range of wall and base units in "Grey" with integrated appliances, four burner gas hob, electric oven and hood, dishwasher and washing machine. Space for fridge/freezer. One and half bowl sink and drainer with mixer tap, matching worksurfaces and easy clean splash backs, laminate flooring and recessed lighting. Space for dining table and chairs. Further kitchen units and storage cupboard within rear hallway, vertical radiator and door to garden area.

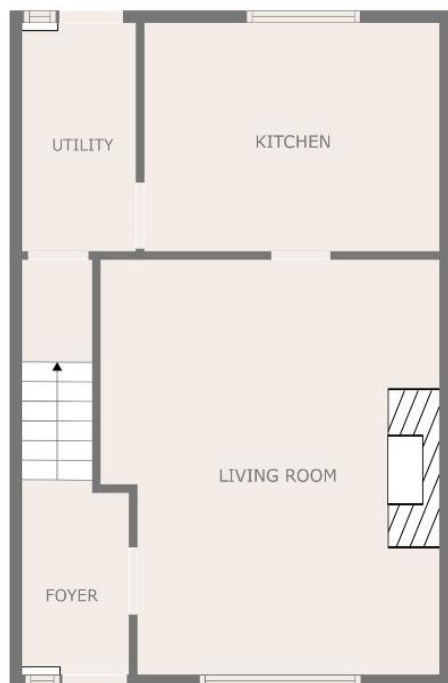
Rear facing master bedroom with wall length fitted wardrobe assembly, feature ornate paneling to one wall and ceiling cornice, second front facing double bedroom with corresponding wall paneling, third double bedroom currently used a home office with handy storage cupboard. All bedrooms have room for additional furnishings.

Modern bathroom comprising "P" shaped bath with mains operated shower over, vanity unit with W.C and wash hand basin inset, easy clean wet wall finishes, chrome heated towel rail, tiled flooring and recessed ceiling lights. Partially floored loft with drop down ladders.

Low maintenance gardens with artificial turf, marbled flagstone pathways and additional patio area to rear. Fully enclosed rear garden with gate to small parking area. The property is in immaculate order and we recommend early viewing to avoid disappointment.

C69:5015-2425-4100-0646-1206. **THE HOME REPORT CAN BE DOWNLOADED FROM OUR WEBSITE OR RIGHTMOVE UNDER EPC.**

Floorplan & Room Sizes



Lounge 4.45m x 5.3m (14'7" x 17'5")

Kitchen-Diner 3.9m x 2.9m (12'10" x 9'6")

Utility 2.9m x 1.5m (9'6" x 4'11")

Bedroom 1 3.55m x 3.65m (11'7" x 12'0")

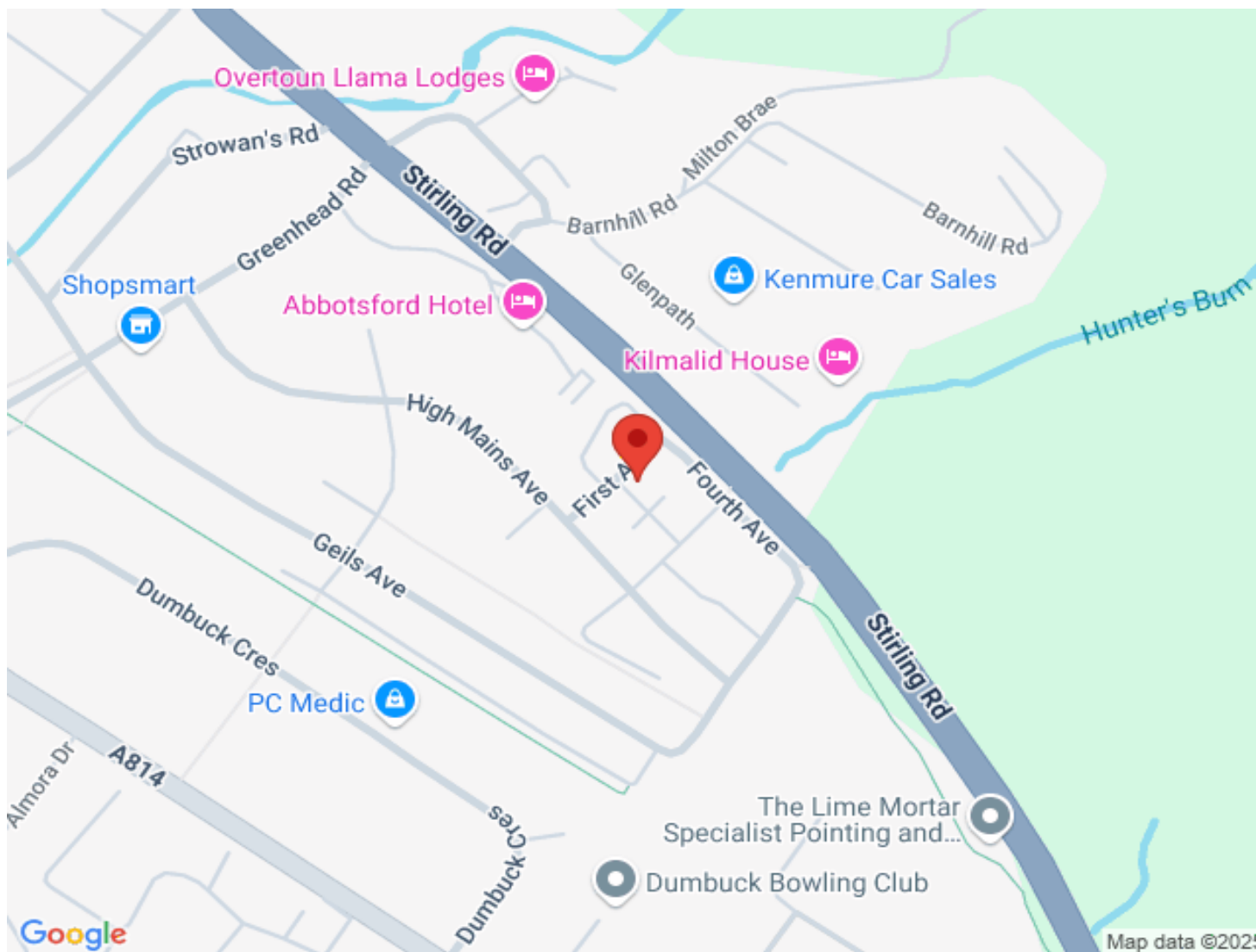
Bedroom 2 3.55m x 3.95m (11'7" x 13'0")

Bedroom 3 2.5m x 2.85m (8'2" x 9'5")

Bathroom 1.9m x 1.8m (6'2" x 5'11")







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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