

85 Garshake Wynd, Dumbarton



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Offers over
£245,000

SBXPROPERTY
ESTATE & LETTING AGENTS



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Description

Stunning **THREE BEDROOM End of Terrace Villa** offered to the open market in immaculate condition. The property sits on a prominent plot within the development and has open views.

Accommodation: Entrance hallway with handy W.C located off. Generous lounge with wood effect laminate flooring, neutral decor and dual aspect window assemblies offering natural light to the room. Well-appointed modern kitchen with wall and base mounted units presented over two sides. Four burner gas hob, electric oven and extractor hood. Tiled splashbacks. Stainless steel one and a half bowl sink and drainer. Dishwasher and "American" style fridge freezer, Laminate flooring. French doors to rear gardens. Space for breakfast table and chairs. Handy utility room off with matching kitchen units and washing machine.

Master bedroom with wall length fitted wardrobes and mirrored sliding doors. En-suite shower room located off comprising W.C, wash hand basin and shower cubicle with mains shower inset. Good sized second and third bedroom. All bedrooms have ample floor area for free standing furniture. Modern family bathroom comprising bath with mixer tap, wash hand basin and close couple W.C. Chrome heated towel rail.

Front garden laid to lawn with stone chipped areas to gable end. Fully enclosed rear gardens with lawn, pathway and gate to car park. Additional benefits include gas central heating, double glazing, current regulation smoke alarms and heat detectors. White goods, blinds, light fittings and garden shed are all included in the sale price. The property is in walk in condition, early viewing is highly recommended.

EPC(B82) 9108-1060-6231-9235-7224

PLEASE NOTE THE HOME REPORT CAN BE DOWNLOADED FROM OUR OWN WEBSITE OR UNDER EPC ON RIGHTMOVE.

Floorplan & Room Sizes



FLOOR 1



FLOOR 2

Lounge 5.4m x 3.1m (17'8" x 10'2")

Breakfasting Kitchen 5.4m x 2.15m (17'8" x 7'1")

Utility Room 2.25m x 1.5m (7'5" x 4'11")

Downstairs W.C 2.1m x 1.1m (6'11" x 3'7")

Bedroom 1 3.7m x 3.1m (12'1" x 10'2")

En-Suite 2.1m x 1.7m (6'11" x 5'7")

Bedroom 2 2.04m x 3.05m (6'8" x 10'0")

Bedroom 3 2m x 2.2m (6'7" x 7'2")

Bathroom 2.1m x 1.8m (6'11" 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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