

44 Dumbuck Road, Dumbarton



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Offers over
£208,000

SBXPROPERTY
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Description

Absolutely stunning **THREE BEDROOM SEMI DETACHED VILLA** in sought after Dumbuck Road, Dumbarton. The property has been fully upgraded and beautifully decorated by the current owners and is in true walk in condition.

Accommodation: Entrance hallway with third bedroom/dining room located off. Beautifully presented full width lounge/diner with media wall and cabinet storage. Contemporary decorative finishes with visually appealing acoustic paneling. Attractive vertical radiator, recessed ceiling lighting and space for table and chairs. "French Doors" to rear gardens.

Well-appointed kitchen with a superb range of fitted wall and base mounted units. Four burner gas hob, eye level electric oven, microwave, and extractor hood. Integrated dishwasher, fridge and freezer and washing machine. Stainless steel one and a half bowl sink and drainer with mixer tap, matching worksurfaces and splashbacks. Vertical radiator, handy storage cupboard and door to rear garden area.

Rear facing master bedroom with dual aspect windows, full length wardrobe assembly with mirrored sliding doors. Second double bedroom with space for free standing wardrobe. Stunning four-piece family bathroom comprising shower cubicle with mains operated shower, bath with centre mounted waterfall style tap and tv inset, wall mounted vanity unit with wash hand basin inset and close couple W.C. Easy clean tiled effect wet wall finishes.

The front garden area has been fully paved allowing for three vehicle off road parking. South facing rear garden is well maintained with a superb deck entertaining area, perfect for alfresco dining. A standout feature is the modern log garden cabin with power and bar setup with seating area. Artificial grass for easy upkeep.

The property overall has been tastefully decorated using co-ordinated contemporary colour schemes to the walls with matching flooring throughout. The property is in walk in condition, is a credit to the current owners and is sure to please the most discerning of buyers, early viewing is highly recommended.

EPC:C70: 8715-1320-5109-0112-7206 **THE HOME REPORT CAN BE DOWNLOADED FROM OUR OWN WEBSITE OR UNDER EPC ON RIGHTMOVE**

Floorplan & Room Sizes



Lounge/Diner 5.45m x 3.5m (17'11" x 11'6")

Kitchen 4.5m x 2.5m (14'10" x 8'2")

Bedroom 3/Dining Room 2.65m x 3.8m (8'8" x 12'6")

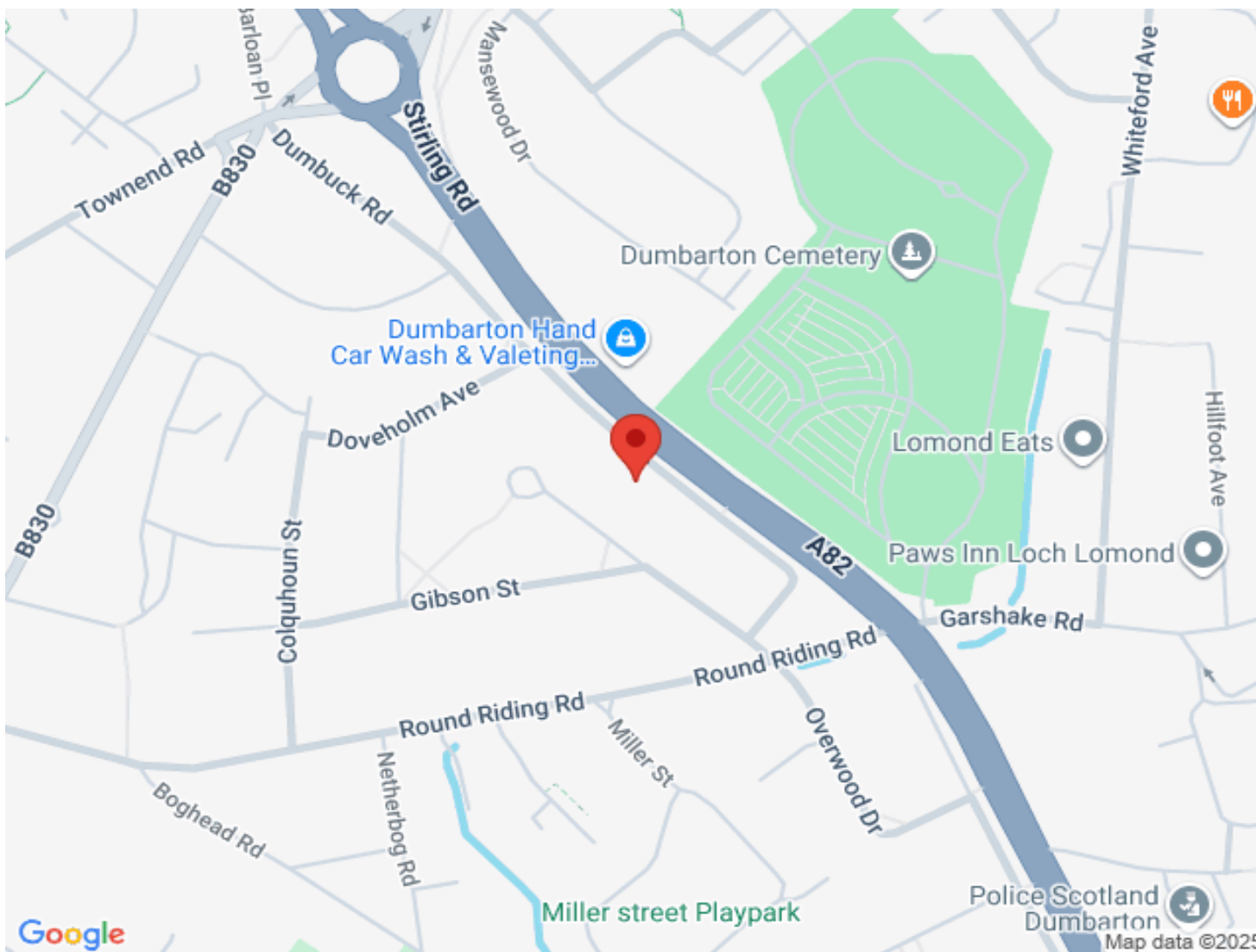
Bedroom 1 3.5m x 3.4m (11'6" x 11'2")

Bedroom 2 3.45m x 4.35m (11'4" x 14'4")

Bathroom 1.95m x 2.5m (6'5" x 8'2")







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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