

101 Nobleston, Bonhill, West
Dunbartonshire



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Offers over
£124,000

SBXPROPERTY
ESTATE & LETTING AGENTS



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Description

Stunning **THREE BEDROOM END OF TERRACE VILLA** offered to the market in walk-in condition. The property has been upgraded and maintained to a high standard by the current owners and would make an ideal family home.

Accommodation: Entrance to half landing with large walk-in cupboard and dual additional cupboards providing superb storage and hanging facilities. Stunning modern bathroom comprising bath with mains powered shower over, wash hand basin and close couple W.C. easy clean tiled effect wet wall finishes, heated towel rail and recessed ceiling lighting. Beautifully presented lounge with laminate flooring and neutral decor, dual double glazed window assemblies, ceiling cornice with recessed lighting and handy storage cupboard off.

Modern fitted kitchen with a good range of white high gloss wall and base mounted units presented over two sides, integrated fridge and freezer, dishwasher, four ring electric hob, electric oven and extractor hood, sink and drainer with mixer tap, matching worksurfaces and tiled splash backs. Additional plumbed storage cupboard. Door to rear gardens.

Two generous double bedrooms and additional third bedroom all decorated in modern themes with laminate flooring and each with ample floor area for free standing furniture. Superb South facing rear gardens with large decking area, artificial turf section and superb log cabin with power and lighting, this would make an ideal focal point for entertaining on a sunny day. The rear garden is wholly bound by timber fencing with gate access to path and car park area.

The property would be a perfect move for the growing family and we highly recommend early viewing to avoid disappointment.

EPC: D60: 9754-1911-0200-2815-3204 **THE HOME REPORT CAN BE FOUND UNDER EPC ON RIGHTMOVE OR DOWLOAD FROM OUR OWN WEBSITE**

Floorplan & Room Sizes



Lounge 4.9m x 4.05m (16'1" x 13'4")

Kitchen 3.1m x 2.9m (10'2" x 9'6")

Bedroom 1 4.05m x 2.75m (13'4" x 9'0")

Bedroom 2 4.05m x 2.65m (13'4" x 8'8")

Bedroom 3 3.05m x 2.03m (10'0" x 6'8")

Bathroom 1.9m x 2.05m (6'2" x 6'8")







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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