

21 Levenbank Terrace, Jamestown, West
Dunbartonshire



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Offers over
£188,000

SBXPROPERTY
ESTATE & LETTING AGENTS



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Description

Immaculate **THREE BEDROOM and TWO BATHROOM** Modern Semi Detached Villa offered to the market in walk in condition. The property has been upgraded and maintained to a high standard by the current owners.

Accommodation: Entrance to hallway with handy WC off. Beautifully presented lounge with laminate flooring and neutral decor, ceiling cornice and storage cupboard. Stunning re-fitted dining kitchen in light grey (2023) by "Wren Kitchens" which includes four burner gas hob, electric oven and chimney style extractor hood. Integrated fridge and freezer and integrated waste bins. Washing machine and dishwasher. Sink and drainer with mixer tap. Co-ordinated worksurfaces, splashbacks and under unit lighting. Defined area for table and chairs and door to rear gardens.

Upper accommodation: rear facing principal bedroom with wall length fitted wardrobes with triple sliding doors. Second front facing double bedroom also with built in wardrobe assembly and third bedroom with storage cupboard. All bedrooms offer ample floor space to accommodate free-standing furniture. Modern bathroom comprising bath with shower over and splash screen, vanity unit with wash hand basin inset and close couple W.C. Full wall tiling and matching heated towel rail.

Front garden lawn area and dual vehicle paved driveway. The spacious rear gardens are easy to maintain with a decking area and pergola, garden furniture, and timber sheds. The white goods, garden furniture and shed's are all inclusive of the sale.

We highly recommend early viewing to avoid disappointment.

EPC(C73)9110-2334-1000-2795-3385 **THE HOME REPORT CAN BE FOUND UNDER EPC ON RIGHTMOVE OR DOWLOAD FROM OUR OWN WEBSITE**

Floorplan & Room Sizes



FLOOR 2

Lounge 4.2m x 4.3m (13'10" x 14'1")

Dining Kitchen 5.15m x 2.9m (16'11" x 9'6")

Downstairs W.C 0.9m x 1.75m (3'0" x 5'8")

Bedroom 1 3.25m x 3.1m (10'8" x 10'2")

Bedroom 2 3.25m x 3.45m (10'8" x 11'4")

Bedroom 3 2.95m x 2.45m (9'8" x 8'0")

Bathroom 2.05m x 2.05m (6'8" 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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