

40 Hunters Avenue, Dumbarton, West  
Dunbartonshire



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Offers over  
£158,000

**SBXPROPERTY**  
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Email  
[all@sbproperty.co.uk](mailto:all@sbproperty.co.uk)

Phone  
01389 731730

Website  
[www.sbproperty.co.uk](http://www.sbproperty.co.uk)







## Description

Ideal **THREE BEDROOM MODERN FAMILY HOME** newly offered to the open market. The property has numerous upgrades and is perfectly located for access to the A82 South to Glasgow or North to Loch Lomond Side. The property also has a garage.

**Lower accommodation:** Entrance hallway to full length Lounge-Diner with large picture window to the front which floods the room with natural light, defined dining area suitable for table and chairs to rearmost area, handy serving hatch through to kitchen with handy breakfast bar.

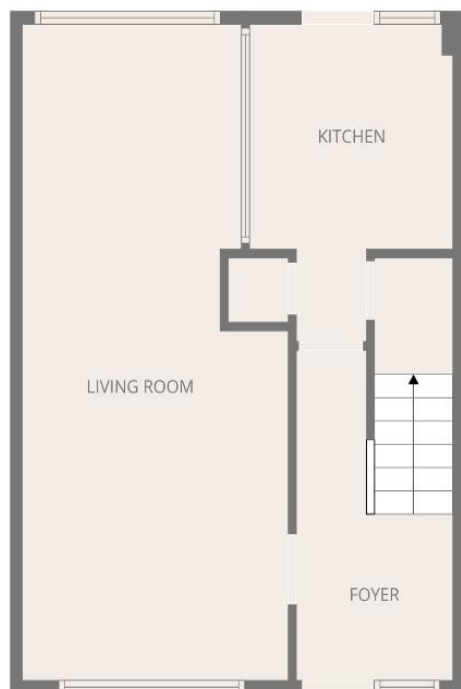
Modern fitted kitchen with dual full height storage cupboards, one of which houses the combination boiler. Excellent range of fitted "white high gloss" wall and base units presented over 2 sides, four ring electric hob, electric oven and extractor hood, space for washing machine and fridge freezer, stainless steel sink and drainer with mixer tap assembly, wall tiling and co-ordinated worksurfaces, door to rear gardens.

**Upper accommodation:** Principal rear facing double bedroom with storage cupboard, front facing second double bedroom with additional storage cupboard and third front facing bedroom also with storage facilities. All bedrooms have ample floor area for free standing furniture, additional storage cupboard off landing and loft access hatch with drop-down ladders. Stunning re-fitted (2022) shower room comprising walk in cubicle with high end Mira electric shower assembly, vanity unit with wash hand basin and W.C inset further storage wall mounted sections.

The rear garden area has been heavily planted with an assortment of shrubs and plants, this extends also to the front gardens. Additional Benefits: DG and GCH, separate garage, white goods are also included in the sale. We highly recommend early viewing to avoid disappointment. EPC C69: 6090-7939-0422-4221-1053

**The home report can be downloaded from our own website or under EPC on Rightmove**

## Floorplan & Room Sizes



**Lounge-Diner** 7.6m x 3.35m (24'11" x 11'0")

**Kitchen** 3.7m x 2.8m (12'1" x 9'2")

**Bedroom 1** 3.3m x 3.25m (10'10" x 10'8")

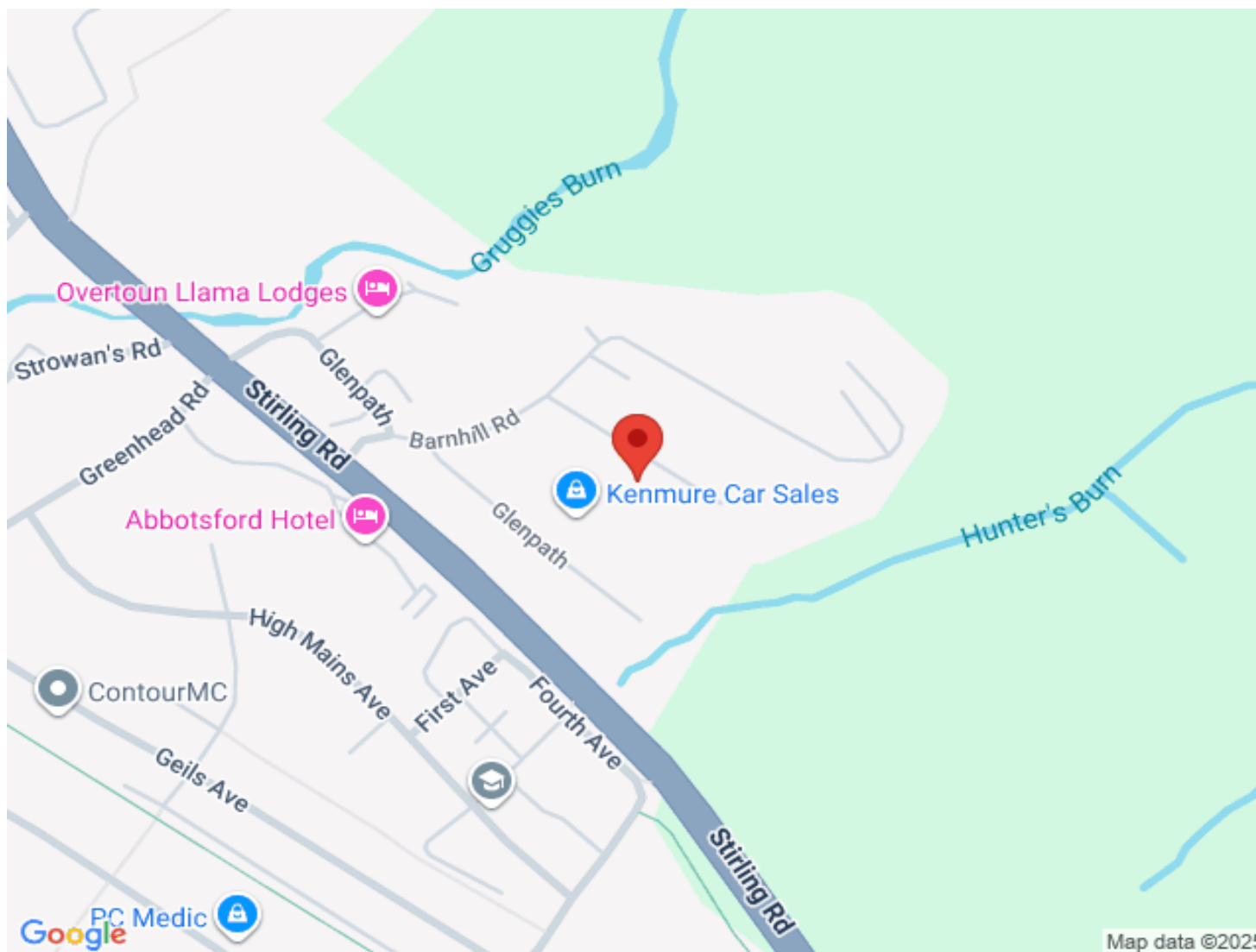
**Bedroom 2** 3.3m x 3.55m (10'10" x 11'7")

**Bedroom 3** 2.65m x 2.65m (8'8" x 8'8")

**Shower Room** 2.05m x 2.65m (6'8" x 8'8")







To view a copy of the home report please visit our website [www.sbproperty.co.uk](http://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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