

15 Napierston Place, Bonhill, West
Dunbartonshire



3



3



1

Offers over
£195,000

SBXPROPERTY
ESTATE & LETTING AGENTS



Email
all@sbproperty.co.uk

Phone
01389 731730

Website
www.sbproperty.co.uk







Description

Modern **THREE BEDROOM THREE BATHROOM FAMILY HOME** offered to the open market with immediate entry available. This recently built property (2017) has numerous appealing features in keeping with modern day living.

Lower Accommodation: Entrance hallway with handy storage cupboard and understairs storage cupboards off, downstairs W.C. Full length open plan Lounge-Diner and kitchen with dual aspect windows and carpeting to lounge, defined dining area suitable for table and chairs with French Doors leading to back garden. Open plan kitchen with white high gloss and colour co-ordinated upper cabinets, four burner gas hob, eye level electric oven and chimney style extractor hood, integrated fridge and freezer, washing machine, wall mounted "Ideal" combination boiler, stainless steel one and half bowl sink and drainer with mixer tap, island with additional storage.

Upper accommodation: Front facing principal bedroom, wall length wardrobe with mirrored sliding doors, full height dual window assembly and en-suite shower room off, rear facing second double bedroom also with wall length fitted wardrobe assembly, loft access hatch with drop down ladders and additional third bedroom, all bedrooms have ample floor area for free standing furniture. Family bathroom comprising bath with mixer tap, wash hand basin, close couple W.C and chrome heated towel rail.

External: Front gardens laid to lawn with small shrub bed area, dual vehicle paved driveway. Rear garden laid to lawn with access gate to side driveway.

Please Note: The property requires some basic internal improvements mainly due to a small water leak at the boiler, please refer to the home report.

Additional Benefits: D.G and G.C.H, timber garden shed, remainder of builder warranty.

We highly recommend early viewing to avoid disappointment. EPC:B82: 5615-7020-4539-2388-2202

THE HOME REPORT CAN BE FOUND UNDER EPC ON RIGHTMOVE OR DOWNLOAD FROM OUR OWN WEBSITE

Floorplan & Room Sizes



Lounge 3.1m x 4.65m (10'2" x 15'4")

Dining Area 2.75m x 3.6m (9'0" x 11'10")

Kitchen 2.45m x 3.6m (8'0" x 11'10")

Downstairs W.C 1.95m x 1.35m (6'5" x 4'5")

Bedroom 1. Widest Point 3.1m x 4.15m (10'2" x 13'7")

En-Suite 2.1m x 1.75m (6'11" x 5'8")

Bedroom 2. Widest Point 3.1m x 4.1m (10'2" x 13'6")

Bedroom 3 1.95m x 2.8m (6'5" x 9'2")

Bathroom 1.95m x 2.3m (6'5" x 7'6")







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.



Email
all@sbproperty.co.uk

Telephone
01389 731730