

33 Denny Road, Dumbarton, West
Dunbartonshire



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Offers over
£295,000

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Description

Stunning and larger **THREE BEDROOM THREE BATHROOM SEMI DETACHED VILLA** with **OPEN PLAN GARAGE CONVERSION**. The property has been upgraded and maintained by the current owners and is offered to the market in walk-in condition.

Lower accommodation: Entrance hallway with W.C located off. Stunning formal lounge with focal wall with fire surround and living flame gas fire inset with French Doors to dining kitchen. Stunning re-fitted (2024) "Wren" kitchen with a host of integrated appliances such as fridge-freezer, dishwasher, washing machine. Flush four ring induction hob and eye level double ovens. Sink and mixer tap. Slim profiled worksurfaces with brick effect tiled splash-backs, ceramic tiled flooring. Large walk in storage cupboard and wall mounted combination boiler. Defined dining area suitable for table and chairs. Opening onto the converted garage which now accommodates a spacious family room. This flexible extra room is ideal for entertaining guests, relaxing or working from home. Access to the rear garden from both areas..

Upper accommodation: Principal front facing double bedroom with wall-length fitted wardrobes and dual bi-fold doors. En-suite shower room located off with walk in cubicle, mains operated shower inset, W.C and wash hand basin. Second double bedroom also with built in wardrobe assembly and third front facing bedroom. All bedrooms have ample floor area for additional free-standing furniture. Family bathroom comprising bath, close couple W.C and wash hand basin. Tiled round bath area to waist height with emulsion finishes to remainder. Large storage cupboard off landing and access hatch with drop-down ladders to part floored loft.

External: Front garden laid to lawn with pavioured driveway for three vehicles. Sun trap rear garden area mainly laid to lawn with ornate paving slabs to patio area.

This is a superb home for the growing family; we highly recommend early viewing to fully appreciate the standard of accommodation on offer.

EPC(C80): 9122-2545-4493-2605-2761 **THE HOME REPORT CAN BE FOUND UNDER EPC ON RIGHTMOVE OR DOWLOAD FROM OUR OWN WEBSITE**

Floorplan & Room Sizes



Lounge 5.25m x 4.4m (17'2" x 14'5")

Kitchen 2.9m x 3.7m (9'6" x 12'1")

Dining Area 2.3m x 3.7m (7'6" x 12'1")

Family Room 2.45m x 5.65m (8'0" x 18'6")

Master Bedroom 3.05m x 3.3m (10'0" x 10'10")

En-Suite Shower Room 2.4m x 1.65m (7'11" x 5'5")

Bedroom 2 3.05m x 2.9m (10'0" x 9'6")

Bedroom 3 2.4m x 3.35m (7'11" x 11'0")

Family Bathroom 2.05m x 1.8m (6'8" x 5'11")







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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