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## Description

A fantastic opportunity to acquire this upgraded **TWO BEDROOM SEMI-DETACHED VILLA** with floored loft in a highly popular setting. The property would make an ideal home for the growing family, has excellent size rooms and numerous upgrades throughout with good storage facilities and private gardens.

**Accommodation:** Entrance hallway with handy understairs storage cupboard off, generous size lounge with box bay window, focal wall with dual recesses finished in contemporary decor with recessed ceiling lighting, "French" doors leading to dining kitchen. Superbly appointed re-fitted (2024) "Howdens" kitchen with attractive dual colour scheme cabinet fronts, eye level oven, and microwave, four burner gas hob with extractor hood, washing machine and dishwasher. One and a half bowl sink and drainer with mixer tap assembly, matching worksurfaces and splashbacks, wall mounted Vokera combination boiler set within storage cupboard, attractive click laminate flooring and recessed lighting. Defined dining area suitable for table and chairs with door to rear gardens. Handy downstairs re-fitted (2024) plumbed cloak comprising W.C and vanity unit with wash hand basin inset.

### UPPER

Front facing double bedroom with built in storage cupboard, rear facing double bedroom also with built in storage, both bedrooms have ample floor area for free standing furniture. The loft has been floored and lined and is accessed by a permanent staircase from the upper hallway and benefits from dual aspect windows to front and side with access doorway to an additional storage area, this room also benefits from heating and lighting making this a perfect option for use as an additional sleeping compartment. Family bathroom comprising bath with shower over, W.C and wash hand basin, fully tiled round bath area with wet wall finish to remainder.

**External:** Neat and tidy front garden with artificial turf, bordered by privet hedging and pathway. Rear gardens mainly laid to lawn, bordered by privet hedging, brick-built wall and metal shed. The property has also been re-roofed and tastefully decorated throughout making this an ideal buy for the growing family. Early viewing is recommended to avoid disappointment. EPC:D68: 0715-8729-8009-0516-7222 **THE HOME REPORT IS AVAILABLE UNDER EPC ON RIGHTMOVE OR FROM OUR OWN WEBSITE**

## Floorplan & Room Sizes



**Lounge to Bay** 14'5" x 14'7" (4.4m x 4.4m)

**Dining Kitchen** 20'11" x 9'11" (6.4m x 3m)

**W.C** 6'2" x 2'1" (1.9m x 0.6m)

**Master Bedroom** 13'6" x 10'2" (4.1m x 3.1m)

**Bedroom 2** 14'5" x 10'10" (4.4m x 3.3m)

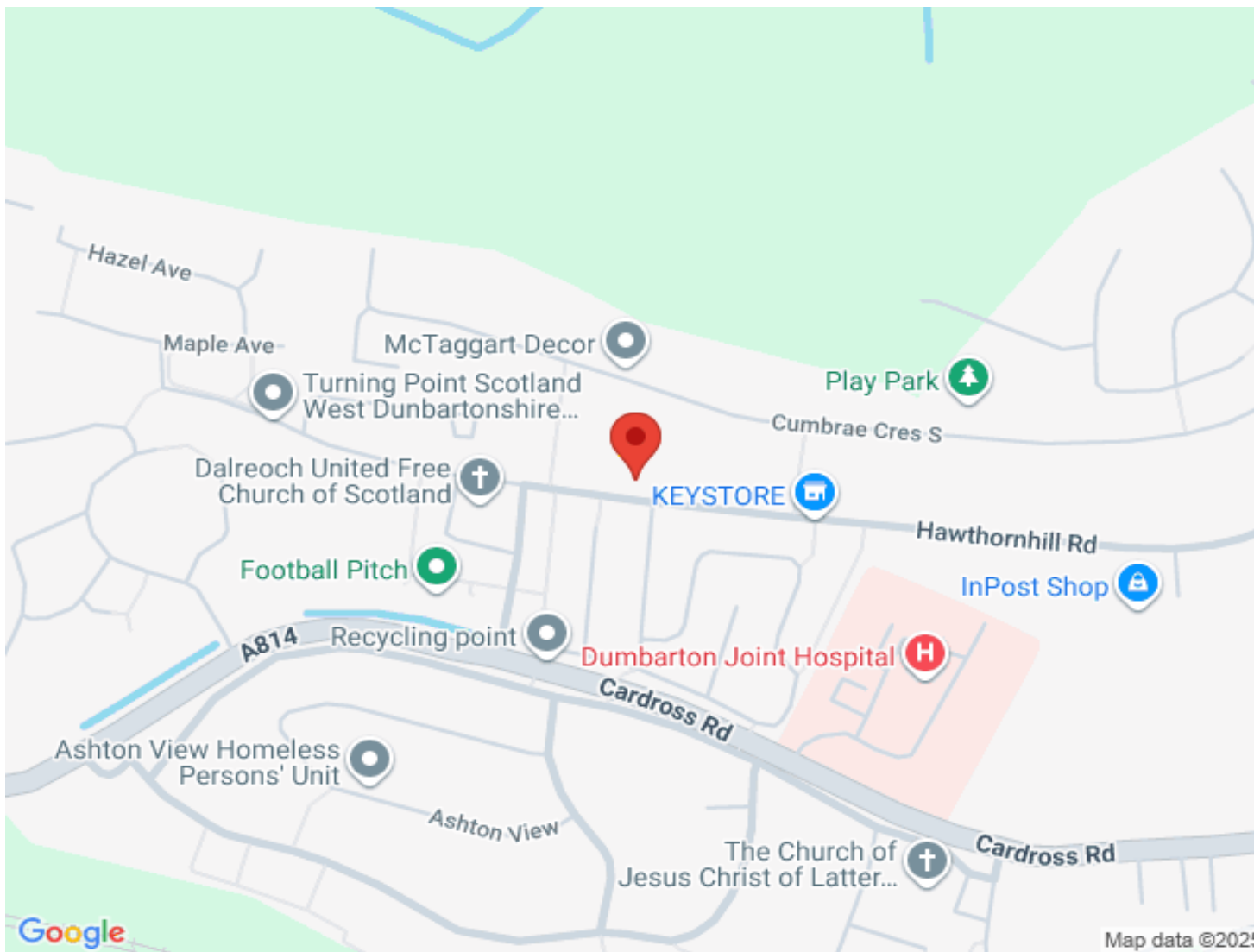
**Floored Attic** 12'11" x 13'2" (3.9m x 4m)











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**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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