

39 Garshake Wynd, Dumbarton, West  
Dunbartonshire



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Offers over  
£213,500

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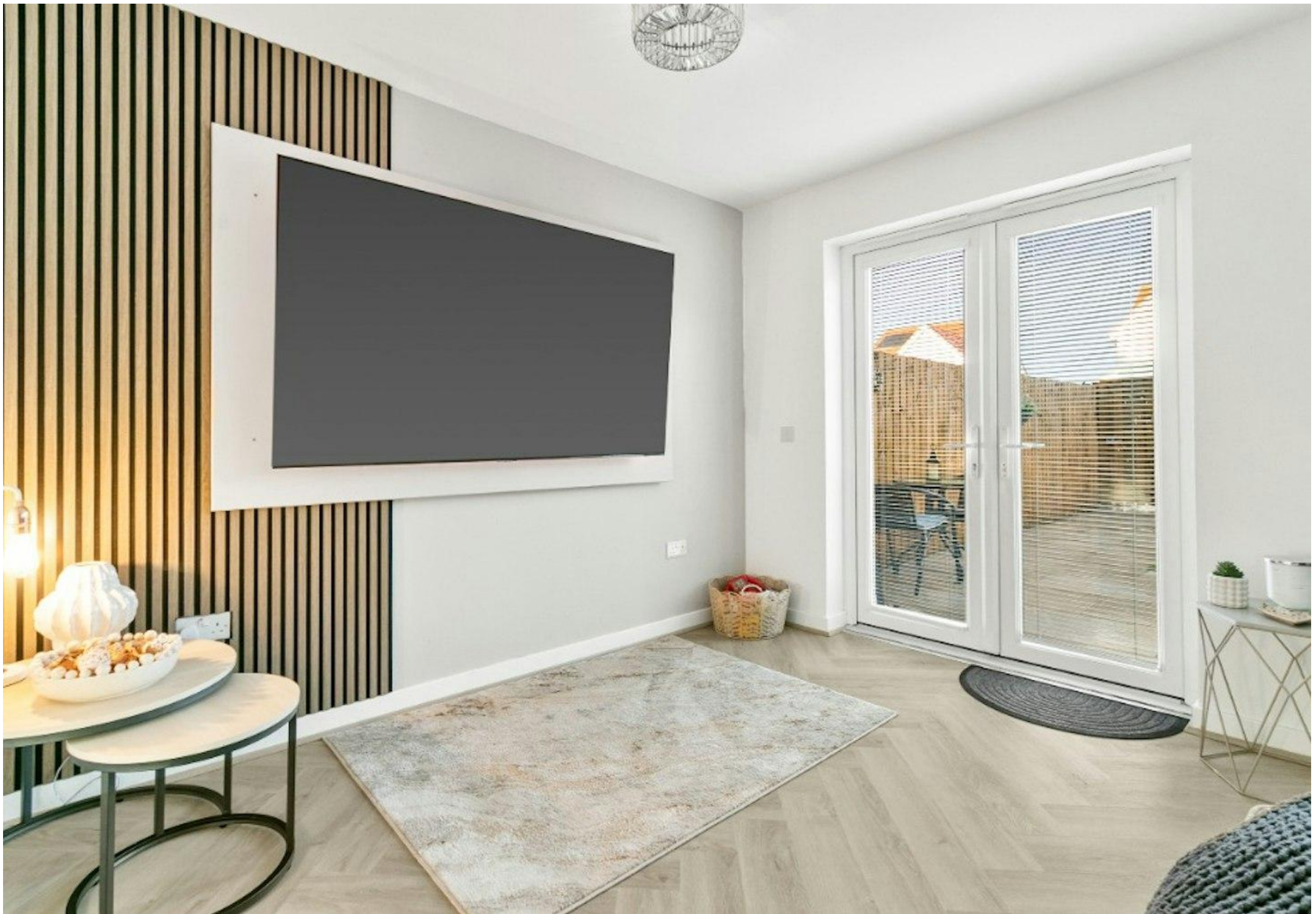


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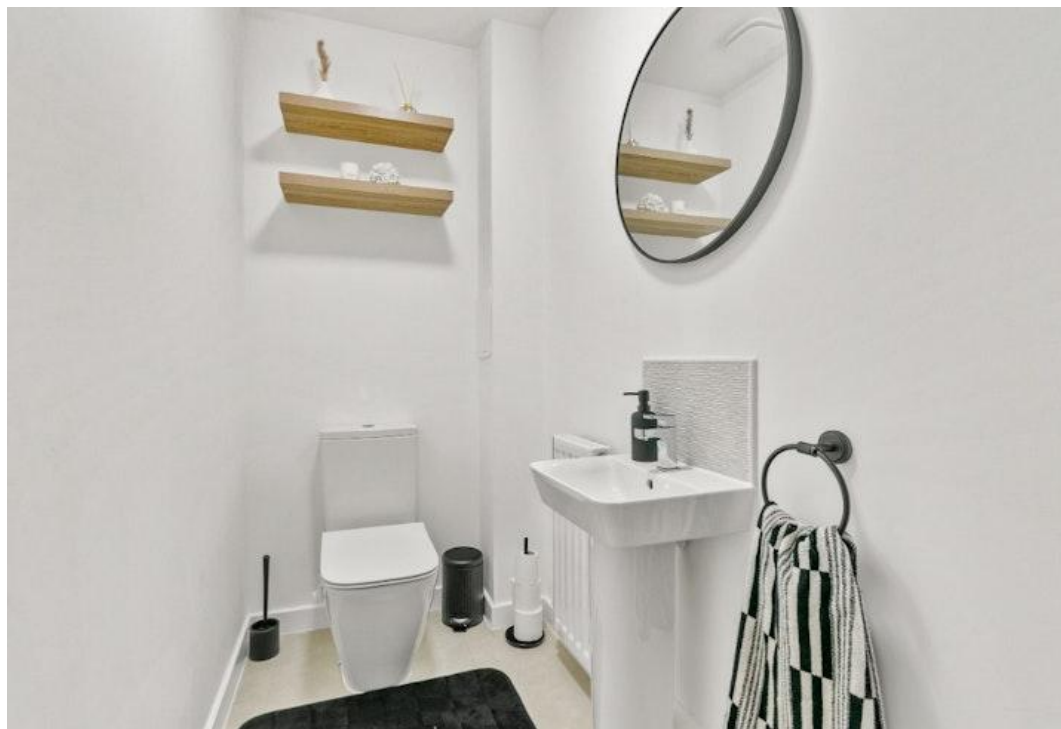
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## Description

Stunning **THREE BEDROOM Mid Terrace Villa** offered to the open market in immaculate condition. The property sits midway within a row of similarly styled family homes, has good room sizes and storage facilities, downstairs W.C and private gardens with allocated parking making this an ideal buy for the growing family.

**Accommodation:** Broad entrance hallway with large storage cupboard off and handy additional understairs storage, luxury Herringbone vinyl tiled flooring.

Generous sized lounge with continued LVT flooring from hallway, focal wall with acoustic panelling and emulsion finishes, French Doors leading to rear garden area with additional window allowing natural light to the room.

Well-appointed modern kitchen with wall and base mounted units presented over two sides. Four burner gas hob, electric oven, and extractor hood. Stainless steel one and a half bowl sink and drainer. Space for fridge-freezer and washing machine, finished with attractive matching worksurfaces and returns. Downstairs plumbed cloak with W.C and wash hand basin

Front facing Master bedroom with wall length fitted wardrobe and additional storage cupboard, dual window assemblies. Second and third rear facing bedrooms. All bedrooms have ample floor area for free standing furniture. Modern family bathroom comprising bath with mains powered shower over, wash hand basin and close couple W.C. LVT flooring.

**External:** Front garden laid to lawn with stone chipped area below window. Fully enclosed upgraded rear gardens with artificial lawn area and attractive marble effect flagstones to patio and pathway, gate to car park.

**Additional benefits:** Gas central heating, double glazing, current regulation smoke alarms and heat detector, the washing machine is also included. Childrens play area. The property is in walk in condition, we recommend early viewing to avoid disappointment. EPC(B83) 0192-2537-5693-2796-7065

**THE HOME REPORT CAN BE DOWNLOADED FROM OUR OWN WEBSITE OR UNDER EPC ON RIGHTMOVE.**

## Floorplan & Room Sizes



**Lounge** 4.2m x 2.15m (13'10" x 7'1")

**Kitchen** 2.25m x 3.45m (7'5" x 11'4")

**Downstairs W.C** 2.25m x 1.2m (7'5" x 3'11")

**Bedroom 1** 3.55m x 3.2m (11'7" x 10'6")

**Bedroom 2** 2.05m x 3.35m (6'8" x 11'0")

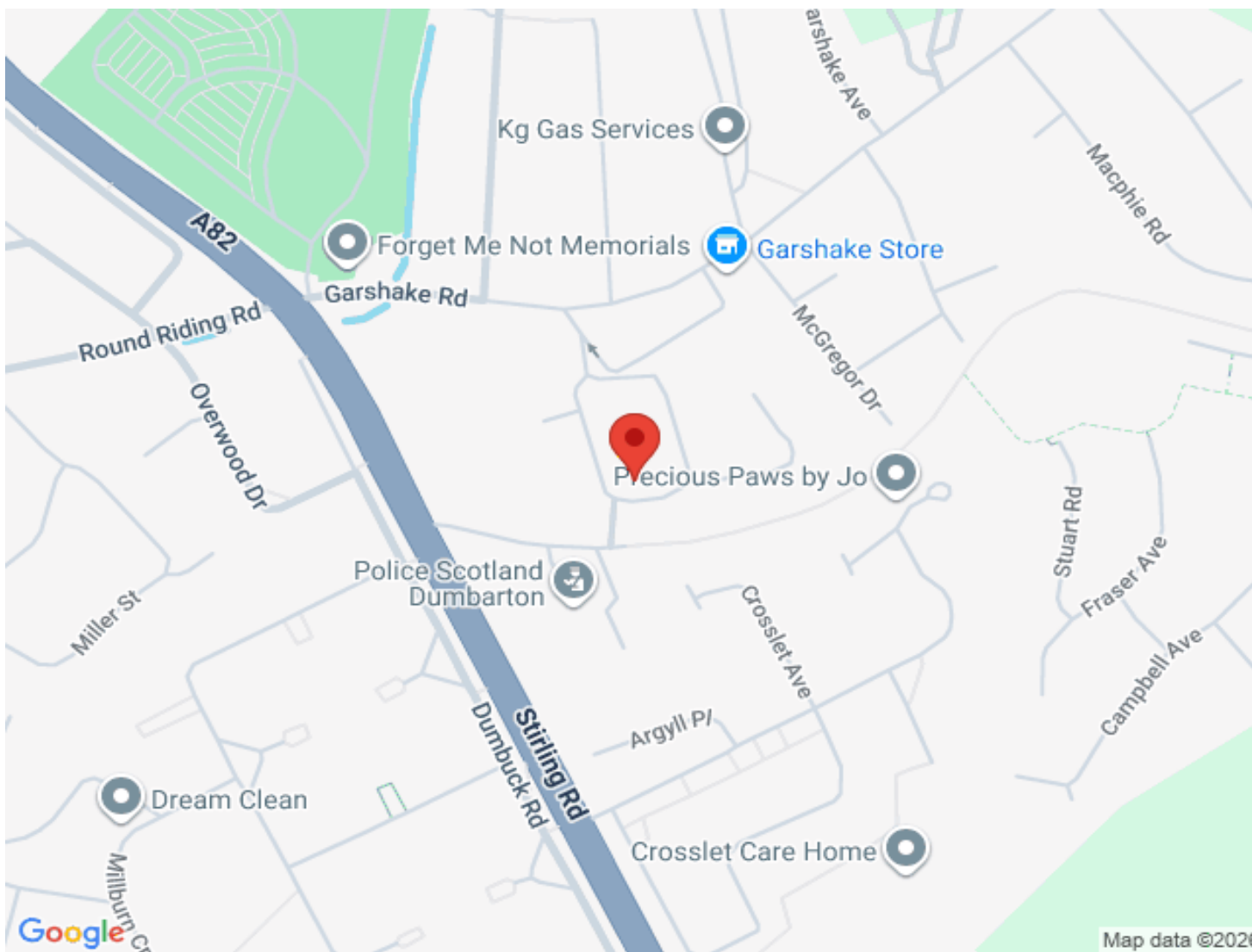
**Bedroom 3** 2.1m x 2.22m (6'11" x 7'4")

**Family Bathroom** 2.05m x 1.75m (6'8" x 5'8")









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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