



Duntocher Road, High Dalmuir
Offers Over £380,000

4 BED TOWN HOUSE



 **McHugh**
Estate Agents



Features

4 Bedrooms

2 Reception Rooms

Sandstone conversion

3 floors of accommodation plus attic

Beautiful period features

Large country style kitchen

Master Bedroom with Ensuite

Superb family bathroom

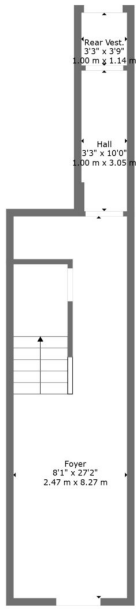
Upgraded heating system and glazing

Multi fuel Stove

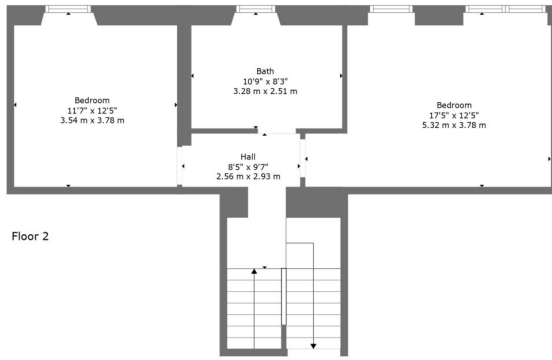
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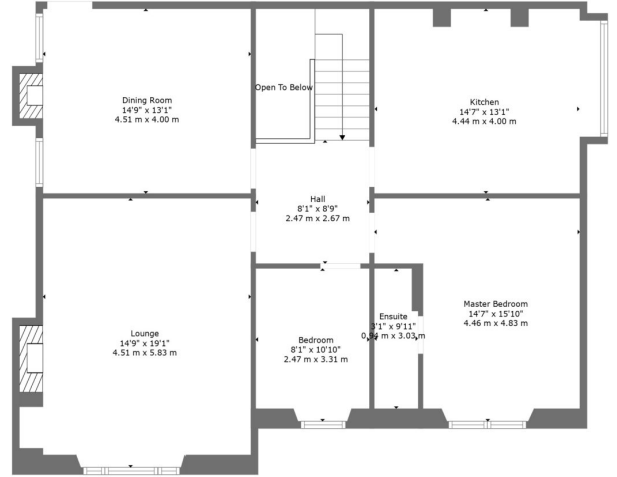
Duntocher Road, High Dalmuir



Floor 1



Floor 2



Floor 3



TOTAL: 1947 sq. ft, 181 m2
 Below Ground: 267 sq. ft, 25 m2, Below Ground: 549 sq. ft, 51 m2, FLOOR 3: 1131 sq. ft, 105 m2
 EXCLUDED AREAS: OPEN TO BELOW: 37 sq. ft, 3 m2, BAY WINDOW: 14 sq. ft, 1 m2, FIREPLACE: 7 sq. ft, 1 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Duntocher Road, High Dalmuir

Hidden away in a leafy setting at the top of a sweeping driveway, this charming villa conversion provides substantial accommodation spanning over 3 levels.

Dating from circa 1880 and steeped in local history, this property was once home to Sir Robert McAlpine, the Lanarkshire builder who constructed Singer's Kilbowie factory. At the turn of the 20th Century Glasgow-based shipbuilders William Beardmore and Company purchased this and neighbouring properties for their senior management. The property and its established setting are now protected within the High Dalmuir conservation area.

In the 1970's the owners at that time successfully completed a conversion that divides the original villa into two one bedroom flats and a substantial upper conversion which retained the main door entrance at the front, private garden access at the rear, the grand staircase and all upper level accommodation including the large attic space.

Our clients took ownership in 2010 and have completed a sympathetic modernisation programme which has included full new double glazing, upgraded central heating (bespoke column radiators), a fabulous, Ashley Ann country-style kitchen complete with integrated appliances and a Rangemaster Toledo cooker, creation of an ensuite shower room in the master bedroom and the installation of a luxury family bathroom.

Accommodation

The entrance door opens to the grand hallway where there is a traditional staircase, under-stair storage and a rear vestibule which accesses the private rear garden.

Upstairs, on the half-landing there are two exceptionally spacious double bedrooms, each of which enjoy leafy outlooks to the rear garden. Also on the half-landing is a stunning family bathroom which is fitted with a luxurious suite.

On the upper floor, the fabulous landing is naturally lit from the substantial skylight window. To the front of the building is the impressive lounge with huge windows, leafy outlooks and a central, focal-point stove. The large dining room has plenty of space for large family gatherings and features twin window seats enjoying elevated views to the South. The country-style kitchen is of premium quality, has pleasant outlooks to the side and comfortably accommodates a large central island. The elegant master bedroom is generous in size and incorporates a beautifully appointed ensuite shower room. Bedroom four is a flexible room at the front of the property, which could easily be utilised as a home office, play room or TV area depending on requirements.

A ceiling hatch on the upper landing accesses the substantial, private attic space.

Gardens

There is a shared entrance on Duntocher Road where the private driveway section branches off to the front of the building. The front garden is screened by mature deciduous trees.

At the rear, the large private garden is family friendly and spans the width of the property. The rear garden is mainly laid to lawn with a sizeable paved patio.

Location

85 Duntocher Road is a prime location within the sought after High Dalmuir district. Delightful walks at Dalmuir Park, recreational facilities at Dalmuir Municipal Golf Course and bowling club, frequent bus services and Dalmuir mainline train station are all within 10 minutes walk. Nursery, Primary and Secondary schools are also within walking distance. The property is conveniently positioned for quick road access to Dumbarton Rd and Great Western Road, which provide links to Glasgow, Erskine Bridge and Loch Lomond.

SAT NAV ref - G81 3LP



Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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