



61 Dumbarton Road, Bowling, G60 5AQ
Offers Over £195,000
2 BED SEMI-DETACHED HOUSE





Features

2 Double Bedrooms

Semi-Detached Villa

Dating from 1884

Picturesque Clydeside village

Spectacular River Views

Tastefully modernised throughout

Low maintenance gardens

Driveway Parking

Walking distance to train station

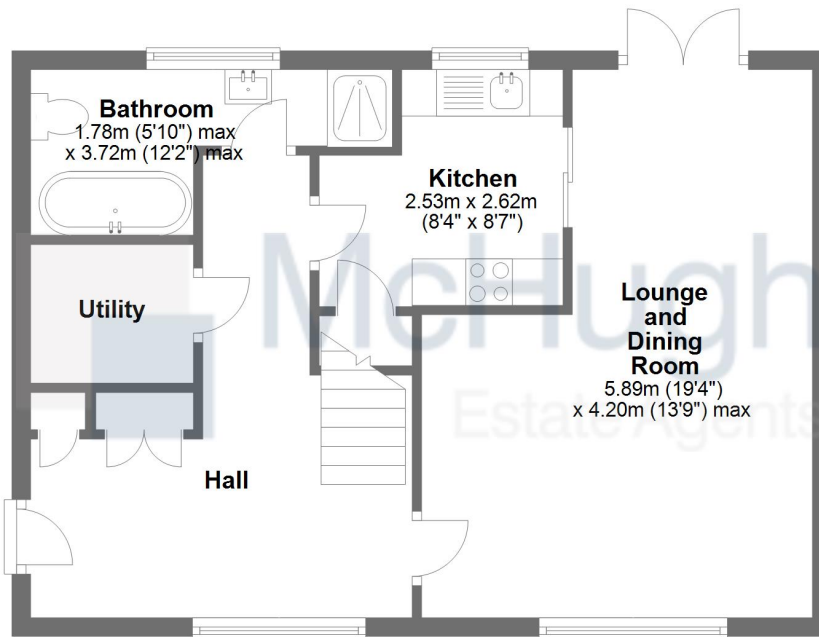
10 minutes walk to primary schooling

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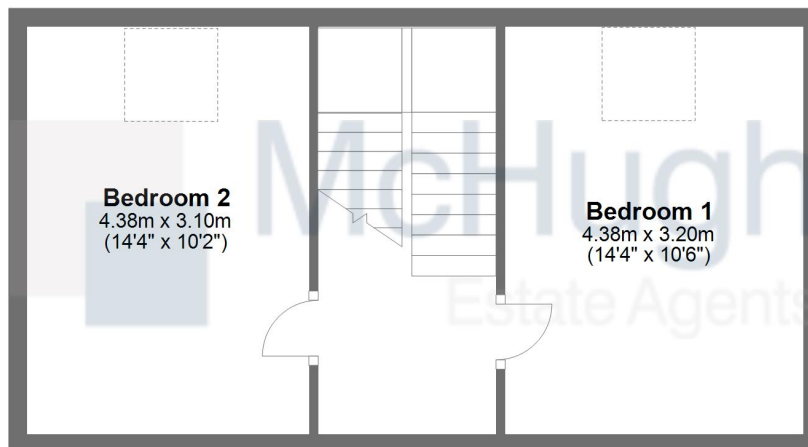


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Ground Floor



First Floor



This floorplan has been created for guidance purposes only.
Plan produced using PlanUp.

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Situated in the picturesque Clydeside village of Bowling, this attractive 2 bedroom semi-detached villa dates from 1884 and has been tastefully modernised throughout. Originally a literary institute gifted by Andrew Buchanan of Auchentorlie, the building once included a library housing several thousand books and a billiard room.

Accommodation

A side door opens to the bright and spacious entrance hall that enjoys the benefits of a large window formation to the front and inbuilt wardrobes. The beautifully presented open-plan lounge and dining room is flooded with natural light and twin French doors open to the South facing terrace which offers views over The River Clyde. Off the dining area is the galley-style kitchen, refitted in a neutral white gloss units, contrasting worktops and comes complete with are under-counter integrated appliances. Also on the ground floor is a generous utility cupboard and a superb 4 piece bathroom which features a roll-top freestanding bath and a separate shower enclosure.

An open staircase leads to the upper floor where there are two generous double bedrooms with South facing Velux windows, which open to provide quite spectacular uninterrupted river views over Bowling Harbour.

Heating and Glazing

This property has gas central heating (modern combi boiler) and uPVC double glazing.

Gardens

The front garden is a compact and easily maintained. At the side, the driveway provides off-street parking for 2 cars and has a neat lawn and path adjacent. The South facing rear garden has a lawn and a gently raised timber-deck terrace providing scenic views over The River Clyde and is perfect for entertaining and alfresco dining.

Location

61 Dumbarton Road is conveniently positioned for easy access to local shops, Bowling railway station and bus services. Scenic walks at the Bowling Basin, The Forth & Clyde Canal and Kilpatrick Hills are within easy reach. For those commuting by car, the A82 Great Western Road is close by and provides quick access to Clydebank, Dumbarton, Loch Lomond, Glasgow Airport and M8 Motorway.

Dimensions

Lounge and Dining Room
5.89 x 4.20m

Kitchen
2.53m x 2.62m

Bathroom
1.78m x 3.72m

Bedroom 1
4.38m x 3.20m

Bedroom 2
4.38m x 3.10m



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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