

DALLAS McMILLAN

SOLICITORS AND ESTATE AGENTS



**121 Hawthornhill
Road
Dumbarton
G82 5JE**

**Offers Over
£110,000**



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DESCRIPTION AND LOCATION

Dallas McMillan are pleased to present to the market this well presented three bedroom family home in the sought after Hawthornhill Road, Dumbarton.

The property is in excellent condition throughout, comprising a light and airy entrance hallway which provides access to a front facing lounge with a modern electric fireplace installed.

The kitchen is to the rear and features both wall and floor mounted units in neutral tones, a lovely light wooden look worktop and offers an ample amount of work space with modern splash back and a built-in gas hob with electric double oven and cooker hood.

There is a double bedroom located on the lower level, which could also be used as an office.

Upstairs, there are a further two double bedrooms and a family bathroom fitted with a three-piece white suite comprising a wc, wash hand basin and bath with over head shower. The walls and floor are fully tiled in neutral tones.

Further benefits to this property include Gas Central Heating and double glazing with private gardens to the front and rear.

Dumbarton itself has benefited from great investment and is a very desirable residential area as a result. Dumbarton offers everything you need from shops, bars, restaurants, local football club, attractive golf course and a choice of leisure facilities. A wealth of picturesque outdoor space surrounds the development, or you can venture further afield to Scotland's Highlands, just a short drive away.

The area has great road links via the A82 and the M8 is easily accessible, coupled with frequent public transport links for buses and trains to Glasgow.



ACCOMMODATION

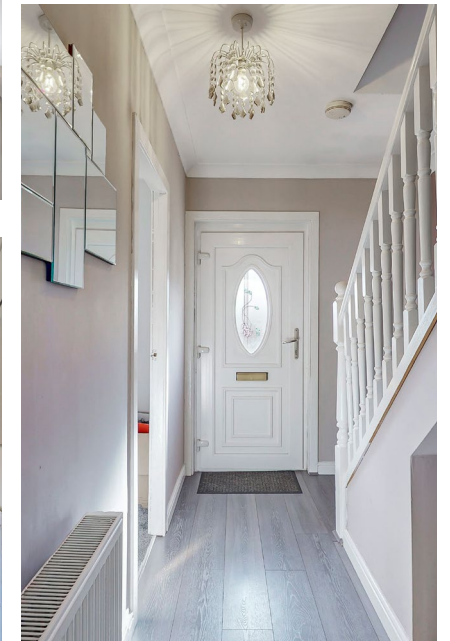
Hallway	9'7" x 6'3"
Lounge	14'4" x 11'10"
Kitchen	9'10" x 9'1"
Office/Bedroom 3	11'2" x 9'1"
Upper Hallway	6'3" x 4'7"
Bedroom 1	15'7" x 10'3"
Bedroom 2	14'4" x 10'4"
Bathroom	6'3" x 5'5"

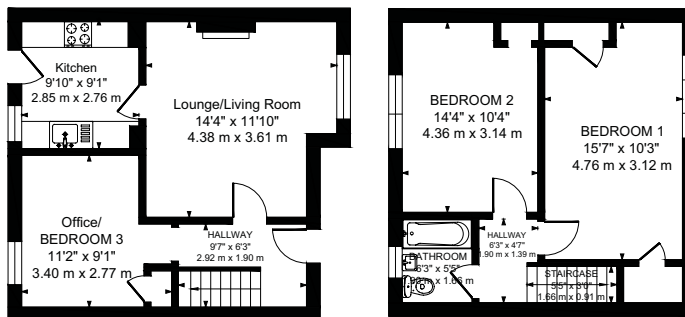
VIEWING

Through solicitors on **0141 333 6750**

ENTRY

By negotiation





GROSS INTERNAL AREA
 FLOOR 1 : 444 sq ft - 41 sq m
 FLOOR 2 : 412 sq ft - 38 sq m
 TOTAL : 856 sq ft - 80 sq m
 SIZES AND DIMENSIONS APPROXIMATE, ACTUAL MAY VARY.
 Produced by Plush Plans Ltd



TRAVEL DIRECTIONS

Through solicitors on 0141 333 6750

DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of 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 nor water services nor 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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70 West Regent Street, Glasgow , G2 2QZ - Tel: 0141 333 6750