



**Kinglas Drive, Dumbarton G82 2BT**



**welcome to**

**Kinglas Drive, Dumbarton**

Spacious four-bedroom detached villa in a sought-after location with accommodation comprising, hallway, lounge, kitchen / diner, utility room, downstairs wc, four bedrooms, ensuite and family bathroom. GCH / DG, gardens and integral garage.



Presented to the market is this detached villa built by Walker Homes. Located within the sought after Lomondgate Development within easy reach of a host of amenities and schooling at both primary and secondary levels.

The accommodation comprises a hallway which gives access to a spacious lounge with a large bay window which floods the room with light. There is an excellent size kitchen / diner to the rear and features a range of both wall and floor mounted units with ample co-ordinating worktop space and breakfast bar. The dining area has French doors opening to garden. The upper level has four double bedrooms all with fitted wardrobes, the principal has en-suite shower room. The family bathroom completes the accommodation, this is fitted with a four-piece white suite.

Further enhancements include gas central heating and double glazing.

Externally there are fully enclosed gardens to the rear which comprise an area of lawn and a patio area. There is a driveway to the front providing off street parking leading to an integral garage.

Kinglas Drive is well placed being close to Dumbarton Town Centre which hosts many local and High Street names as well as excellent entertainment and recreational facilities. It is within an easy commuting distance to Faslane Naval base and Coulpport. Public transport and rail links are accessible, as is both primary and secondary schooling.

### **Lounge**

17' 4" Max into Bay x 12' 6" Max ( 5.28m Max into Bay x 3.81m Max )

### **Kitchen / Diner**

23' 8" max x 8' 11" extending to 12' 7" ( 7.21m max x 2.72m extending to 3.84m )

### **Utility Room**

### **Bedroom**

12' 5" x 12' 6" Max ( 3.78m x 3.81m Max )

### **En-Suite**

### **Bedroom**

12' max x 10' 8" max ( 3.66m max x 3.25m max )

### **Bedroom**

10' 9" Max x 9' 1" ( 3.28m Max x 2.77m )

### **Bedroom**

12' 11" x 8' 2" ( 3.94m x 2.49m )

### **Bathroom**



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## Kinglas Drive, Dumbarton

- Detached Villa
- Sought After Location
- Spacious Kitchen / Diner
- Four Bedrooms
- En-Suite

Tenure: Freehold EPC Rating: Awaited

offers over

**£340,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DBT107232 - 0003

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