



Kinglas Drive, Dumbarton G82 2BT

welcome to

Kinglas Drive, Dumbarton

Modern detached villa with accommodation comprising, dual aspect lounge with dining area, kitchen, utility room, wc, four bedrooms, en-suite and family bathroom. GCH, DG, gardens with southerly aspects, driveway and garage.



Presented to the market is this Modern Detached Villa built by Walker Homes. Located within the sought after Lomondgate Development near to Dumbarton Town Centre the property is perfect for families being 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 dual aspect lounge with dining area. The kitchen is accessed off the lounge and features a range of both wall and floor mounted units with ample co-ordinating worktop space with tiled splash back and a built-in gas hob, electric double oven and extractor hood. The utility room has plumbing for a washing machine and dishwasher, there is w.c. located off. The upper level comprises the master bedroom which is an excellent size with fitted wardrobes. The en-suite is fitted with a three white suite comprising a wc, vanity wash hand basin and shower cubical. There are three further good-sized bedrooms all with fitted wardrobes and the family bathroom which is fitted with a three-piece white suite.

Further enhancements include gas central heating and double glazing.

Externally there are fully enclosed gardens to the rear which enjoy southerly aspects, these are to the most part laid to lawn as well as a large patio area. There is a driveway to the front providing off street parking for upto three cars, this leads to an integral garage.

Lounge / Diner

25' 8" Max x 8' 1" Min extending to 15' 2" Max (7.82m Max x 2.46m Min extending to 4.62m Max)

Kitchen

13' 9" x 9' 5" Max (4.19m x 2.87m Max)

Utility Room

5' 9" x 5' 6" (1.75m x 1.68m)

Wc

Bedroom

11' 1" x 9' 9" (3.38m x 2.97m)

En-Suite

Bedroom

10' 7" x 9' 3" Max (3.23m x 2.82m Max)

Bedroom

11' 4" Max x 8' 10" Max (3.45m Max x 2.69m Max)

Bedroom

11' 10" Max x 8' 1" Max (3.61m Max x 2.46m Max)

Bathroom



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welcome to

Kinglas Drive, Dumbarton

- Modern Detached Villa
- Dual Aspect Lounge / Dining Area
- 4 Bedrooms
- En-suite
- Utility Room

Council Tax Band: G

offers over

£330,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DBT107420 - 0004

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