



3 Bedrooms

House - Semi-Detached

£139,995

Located in

Dumbarton



<https://www.caledoniabureau.co.uk/>



56 Lomond Drive

Dumbarton | | G82 3AS



The property has a painted exterior and tiled roof, double glazed windows and doors throughout whilst warmth is provided by gas central heating.

The garden as previously mentioned must be considered as a main feature of the property; front bounded by walling, accessed through gates to mono block drive with lawned section; these gardens are laid principally. Pathway to side gate which gives access to a sizeable artificial lawned area and large elevated decked area.

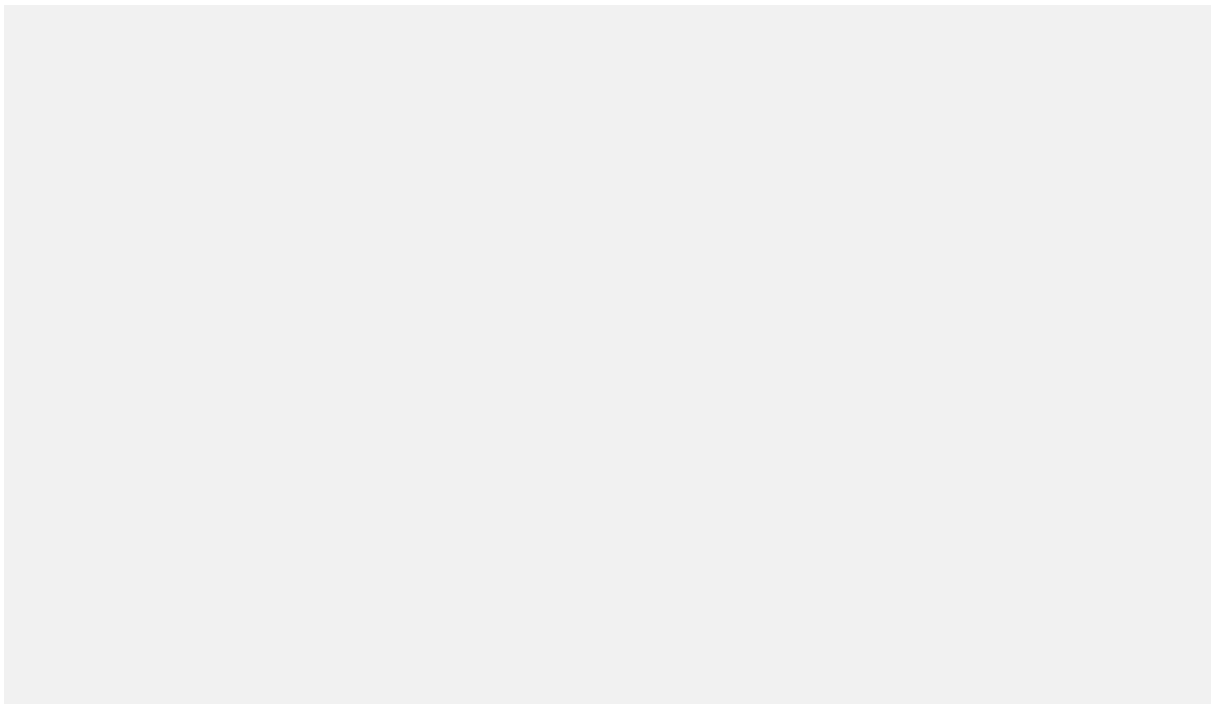
The accommodation consists; vestibule leading on to hallway with staircase to upper, sizeable lounge with centre piece fireplace, modern kitchen with generous floor standing and wall mounted units, space and plumbing for appliances, back door to gardens, downstairs modern family showroom comprising low flush wc, pedestal wash hand basin and shower cubicle. Upstairs to three double bedrooms, all with in-built storage.

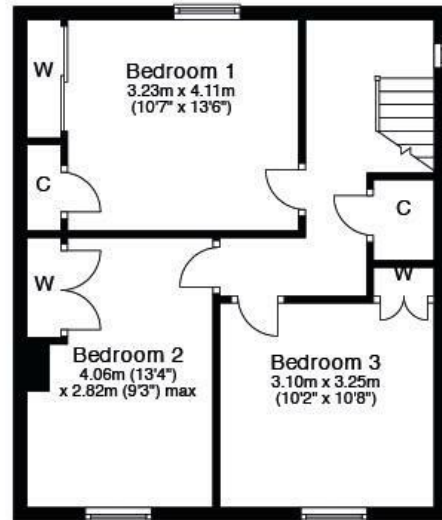
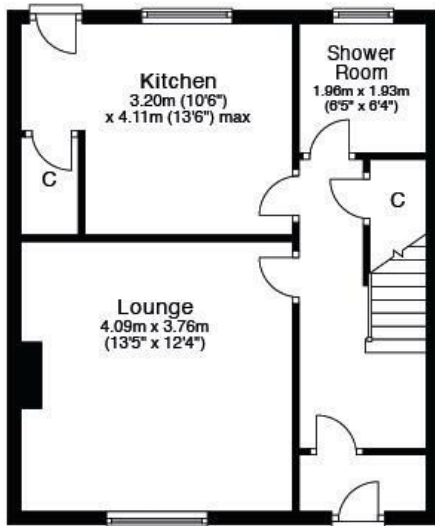
The property is decorated in modern neutral shades complimented by carpeting.

Convenient for local primary and secondary schools, and children's nurseries. The primary school complex of St Peters and Aitkenbar is only 400 yards from the property. The modern OLSP secondary is of a similar distance. Regular public transport provides access to town centre amenities. The major trunk road A82 is easily accessible while railway links to Glasgow (6 trains per hour) are situated within a mile of the property. Dumbarton town centre offers many retail outlets and St James Retail Park hosts major stores, such as Marks & Spencer, Lidl, Asda & Morrisons. In addition the property is within 10 minute walking distance of the Lomondgate development which hosts brewers fayre restaurant, convenience store, Starbucks and Costa Coffee outlets.

56 Lomond Drive

£139,995 Freehold





Council Tax Band

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Scotland | EU Directive 2002/91/EC | |

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