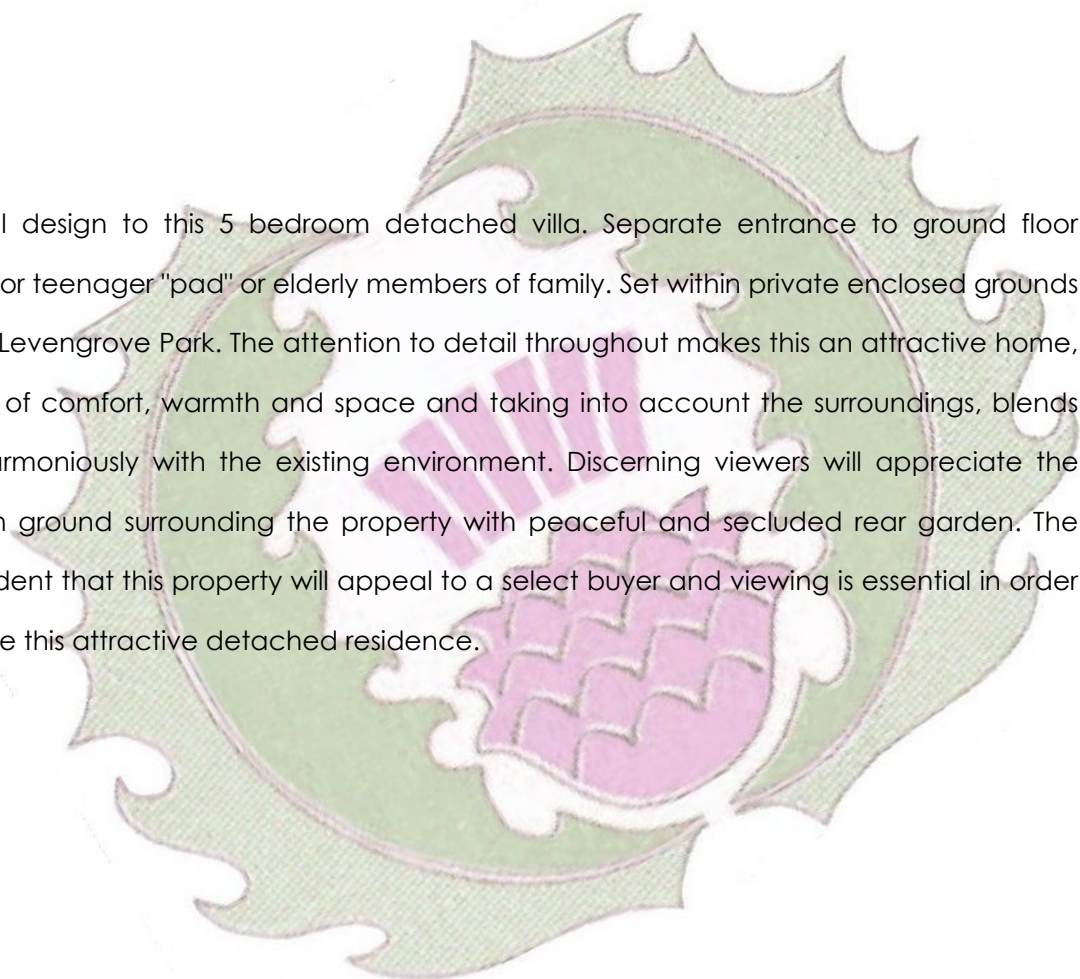




**42 Clydeshire Road
Dumbarton
G82 4AW**

Unique individual design to this 5 bedroom detached villa. Separate entrance to ground floor annexe suitable for teenager "pad" or elderly members of family. Set within private enclosed grounds and overlooking Levensgrove Park. The attention to detail throughout makes this an attractive home, having a feeling of comfort, warmth and space and taking into account the surroundings, blends naturally and harmoniously with the existing environment. Discerning viewers will appreciate the extensive garden ground surrounding the property with peaceful and secluded rear garden. The agents are confident that this property will appeal to a select buyer and viewing is essential in order to fully appreciate this attractive detached residence.





Accommodation (ground)

Providing a versatile layout the accommodation on offer will satisfy a variety of the market. Interior specification to an extremely high standard. The immediate impression is of a home built with comfort in mind and with easy access to the front and rear gardens. Vestibule entrance to reception hallway with all apartments off. The lounge is of a generous proportion and has windows to front, french doors at rear and fresh light decor. Dining kitchen with a fine array of wall and base units fitted and integral appliances including dishwasher, gas hob and oven, and free standing American style fridge freezer. Utility room with washing machine and access to rear porch. Partially tiled wc/ cloaks. Forming part of the recent extension is sitting room, double bedroom and ensuite wet room. Disabled access to front of property and via patio doors allows for this section of the house to be used exclusively by younger or older members of the family.



Accommodation (upper)

Spacious master bedroom with inbuilt wardrobes, dressing room and luxury ensuite shower room. Family bathroom with 3 piece classic white suite and separate shower cubicle. 2 further double bedrooms to front and rear, while additional master bedroom has inbuilt storage and wardrobes. This bedroom has the luxury of a spacious ensuite shower room fitted with state of the art "Divapor" walk in cubicle comprising remote control jet shower/ spa/ spray/ steam/ sauna and jacuzzi with internal sound system.











Garden Ground

Fully enclosed by 6ft stone wall enjoying maximum privacy yet overlooking Levensgrove Park to front. Manicured front garden with multi vehicle driveway, raised border and lawn. The rear garden is south westerly facing, generous leisure lawn with mature shrubbery and floral display at border. Double garage with power, light and up and over doors.

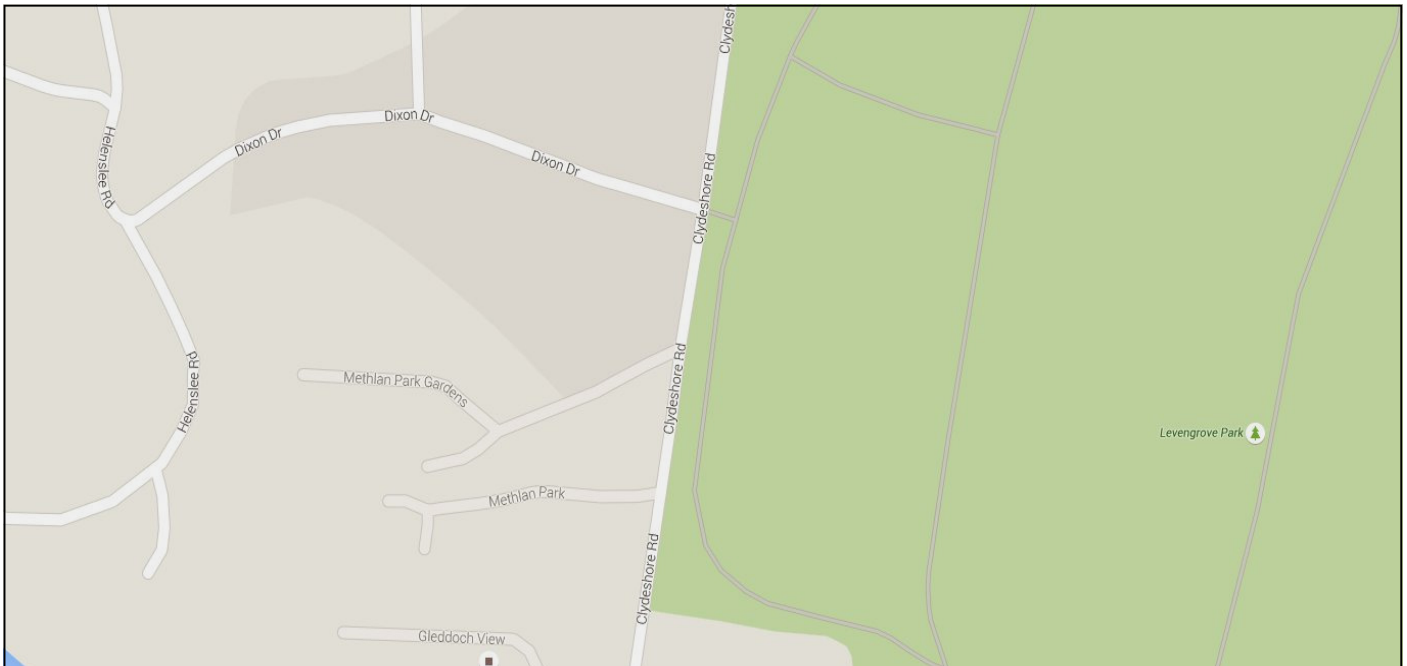
- Extended modern detached villa in prime location
- Fully enclosed private & south facing garden
- Superb family home with separate annexe
- Driveway, dble garage. Park views to front
- GFCH, DG, walk in condition.

Location

Clydeshire Road sits within the quiet conservation area of Kirktonhill, lying south west of Dumbarton's town centre and adjacent to Levensgrove Park and the Clyde shore. All of Dumbarton's many amenities lie within minutes of the property. The much admired Levensgrove Park provides sports and leisure recreation all combined with tranquil setting and landscape gardens providing all year round floral display. Kirktonhill is within 10 minutes travel time to Balloch and Loch Lomond National Park catering for a wider range of leisure and water pursuits. The surrounding area is well served by first class hotels restaurants and an abundance of country inns and pubs. Dumbarton is close to Glasgow and nearby towns making this property an ideal place to enjoy the peace and tranquillity of a conservation area whilst benefiting from the advantages of good schools, city centre shopping, restaurants, theatres, cinemas and some of the finest galleries and museums in Scotland.

Schooling

Dumbarton is well served by pre-school nurseries and state schools. Primary schools are within 10 to 15 minutes walk from the property. Dumbarton Academy and Our Lady and St Patrick's High School are equidistant, about 15 minutes walk. Private schooling is available in Helensburgh (8 miles) and Glasgow (14 miles)



TRAVEL DIRECTIONS

From the agents office in Church Street proceed along High Street to traffic lights at far end turning left into Bridge Street and over "Old Bridge". Turn second left into Clydeshire Road number 42 is on your right hand side towards the Clyde Shore.

HOME REPORT

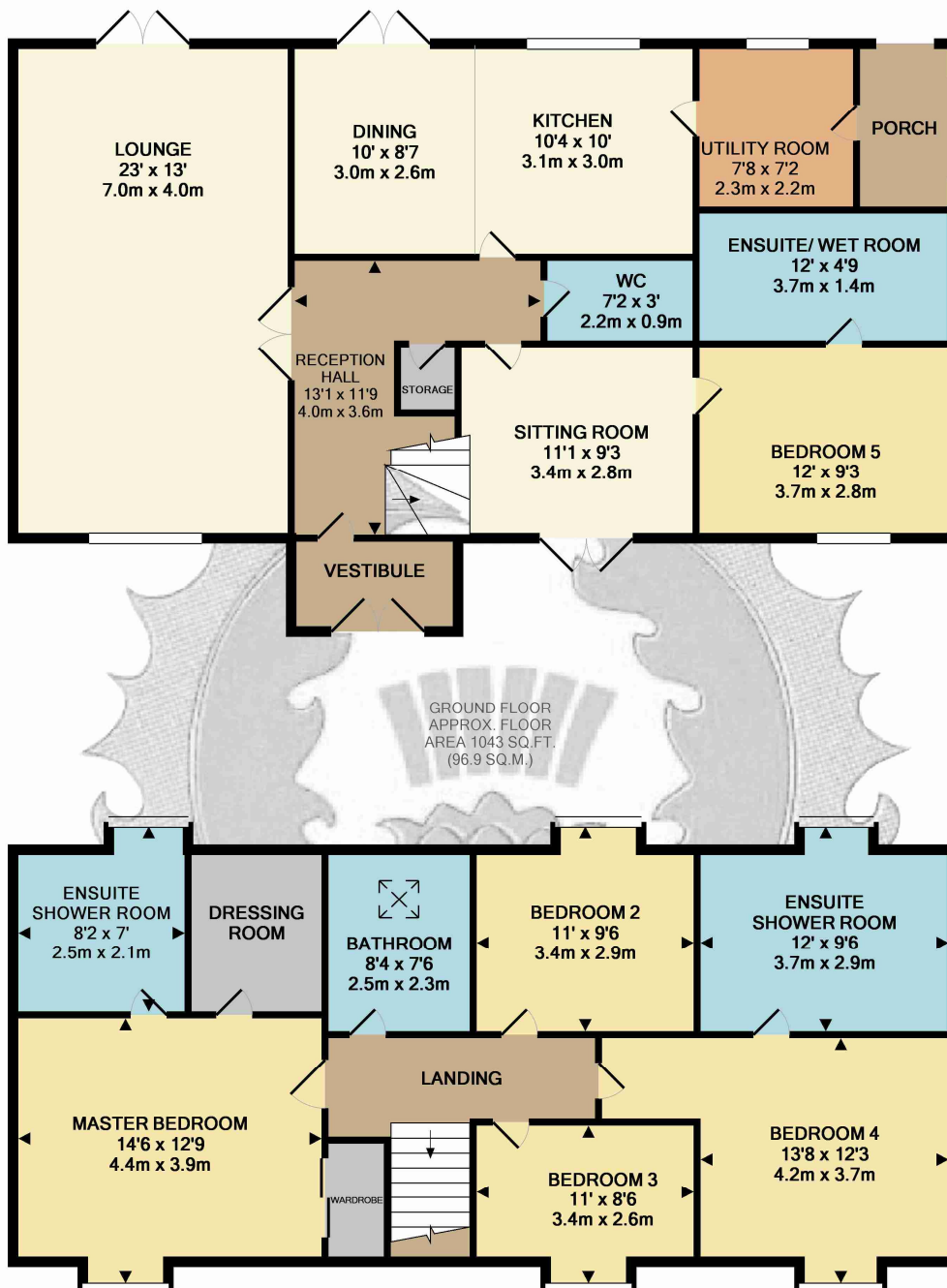
This property benefits from a Home Report which can be obtained at onesurvey.org or by request from David Muir & Co.

ADDITIONAL INFORMATION

Home Report Valuation: £425,000
Energy Efficiency Rating: C
Council Tax Band: F
Double Glazing
Gas Fired Central Heating

Disclaimer

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. All measurements, distances and areas are approximate and for guidance only.



1ST FLOOR
APPROX. FLOOR
AREA 871 SQ.FT.
(80.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1914 SQ.FT. (177.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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David
Muir Estate Agents
2 Church Street, Dumbarton,
G82 1QL

Tel 01389 734366
Fax 01389 742476

tracy.gardiner@davidmuirestates.co.uk



davidmuirestates.com



Zoopa.co.uk

