

14 Silverton Avenue

DUMBARTON, WEST DUNBARTONSHIRE, G82 1BX



A UNIQUE HOME WHICH HAS BEEN EXTENSIVELY AND THOUGHTFULLY UPGRADED TO CATER FOR ANYONE WITH RESTRICTED/DISABLED ACCESS REQUIREMENTS



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We are delighted to offer to the market, this rarely available two bed mid-terrace sandstone villa. The property has been thoughtfully adapted and upgraded to offer an impressive level of PAL - Personal Assisted Living accommodation, making it ideal for anyone with specific needs regarding accessible living. Rarely do sandstone properties with such charm and benefits come to the market.

This beautiful home is set in a quiet leafy street whilst still close to shops and all local amenities. Given the care and the upgrades that have been lavished upon it, it's clear to see it is now presented in great condition and benefits from a large extension to the rear.

The accommodation comprises an entrance vestibule and hallway, leading to a bright and airy lounge with a feature fireplace. Given the shape of the room, it would suit a range of furniture configurations. It is immediately apparent the design of the room makes great use of the natural light streaming in from the bay window, helping to create a bright, free-flowing, living space which is calming and relaxing.





From the lounge, access is easily gained through to the kitchen area, with the lift placed centrally to allow easy and efficient access to the upstairs area when required. The kitchen looks fantastic, finished with a range of neutral-toned units, with an electric oven and grill, electric hob, free-standing fridge freezer and dishwasher. It is clear to see the kitchen has been designed with style and functionality in mind, and it offers an easy efficient workspace.



The kitchen leads to the sun room extension, beautifully bathed in natural light from the Velux windows above, and the stunning Bi-fold doors lead out effortlessly to the rear garden and patio area. On warmer days these doors can be fully opened, allowing excellent access between the outdoor space and the home. The family bathroom completes the downstairs accommodation.







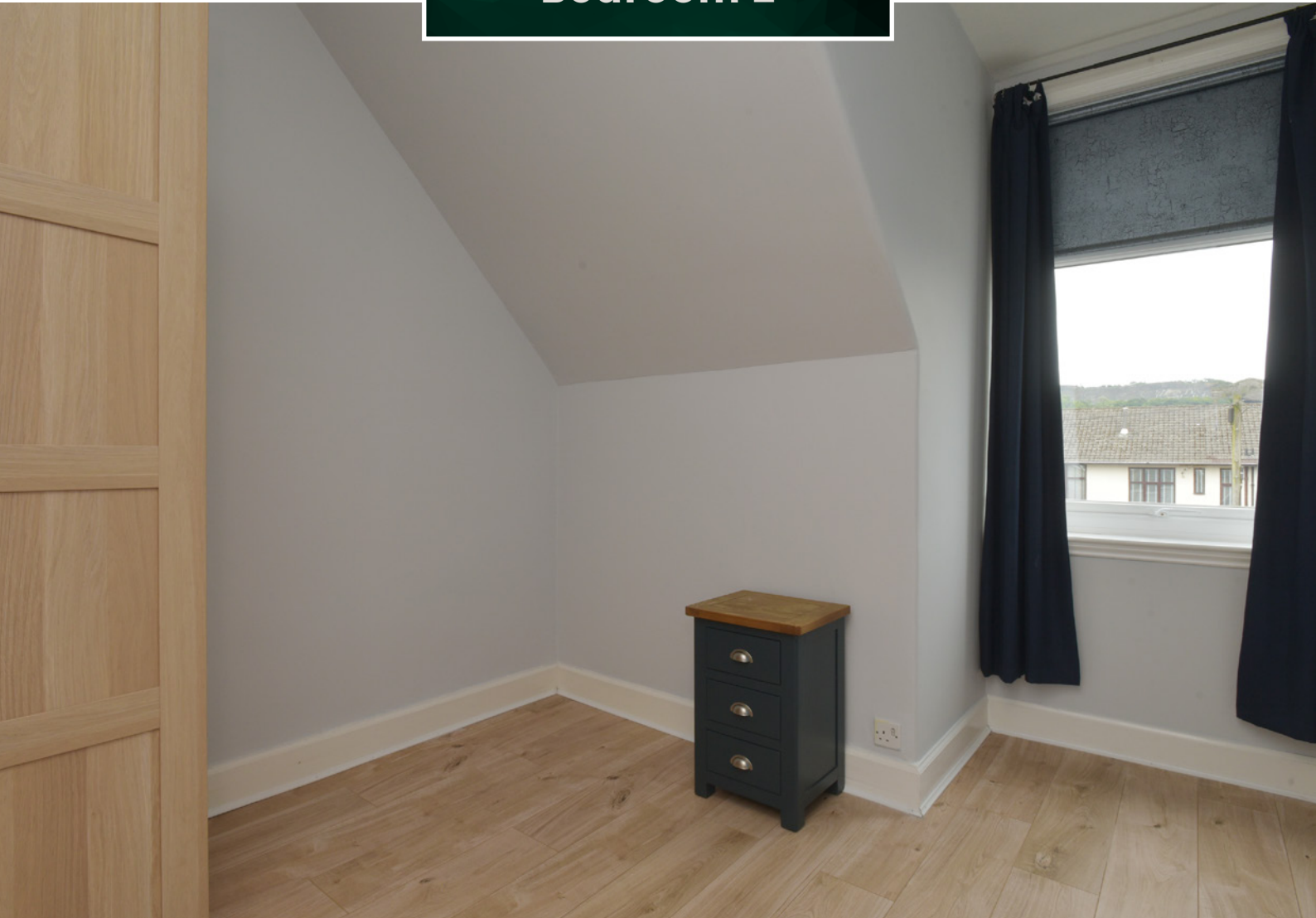
Upstairs there are two spacious bedrooms both have ample space for free-standing furniture. The master bedroom benefits from a large en-suite wet room with an electric shower.







Bedroom 2





Approximate Dimensions
 (Taken from the widest point)

Lounge	4.60m (15'1") x 4.29m (14'1")	En-suite	3.82m (12'6") x 1.95m (6'5")
Kitchen	4.76m (15'7") x 3.62m (11'11")	Bathroom	2.53m (8'4") x 1.90m (6'3")
Sun Room	5.71m (18'9") x 3.88m (12'9")	Gross internal floor area (m ²):	117m ²
Bedroom 1	4.58m (15') x 3.57m (11'9")	EPC Rating:	D
Bedroom 2	3.57m (11'9") x 3.34m (10'11")		



Double glazing and gas central heating keep the property warm and comfortable. Parking is off-street, via the access doors within the rear garden and mono-blocked driveway. Great thought has been put in regarding the use of transport, making it extremely convenient and easy to go out or come home, and drive straight into your own driveway and then into the house. The low-maintenance rear garden enjoys the sun, and is

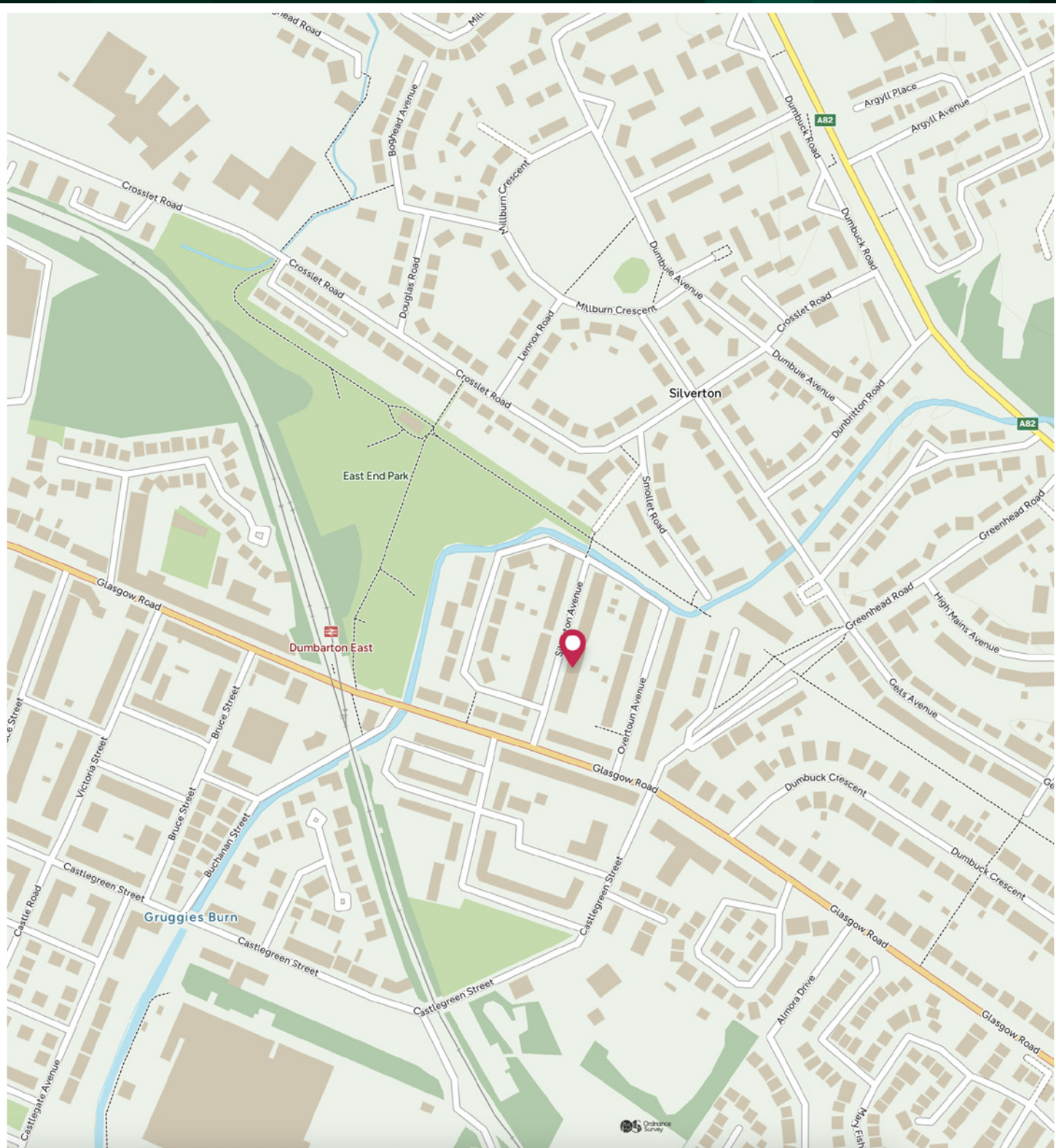


private, secure, pet and child-friendly, on sunnier days it offers a fantastic space to relax. The stylish glass and steel balustrade points to the care and design lavished upon this home. Early viewing is an absolute must for anyone seeking a beautiful home which is purpose-built for PAL Assisted Living requirements. It's a stylish and desirable home, set in a great location, with all the hard work has already been done.



Dumbarton is a small historic town that sits beside the junction of the River Leven and River Clyde, fifteen miles downstream from Glasgow city centre. Dumbarton Castle, or the 'Rock', is an ancient fortress and was the capital of the Kingdom of Strathclyde in the 8th and 9th centuries. The town and surrounding area became a Royal Burgh in 1222. For 600 years, much of the history of the town is reflected in the history of Dumbarton Castle. Famous for shipbuilding and marine engineering in the latter part of the last century, in recent years Dumbarton has seen many changes, with extensive improvements to roads and facilities. It is now the administrative centre for West Dunbartonshire.

Dumbarton offers all the facilities of a small town, including several good secondary and primary schools, and is well served by public transport, along with an excellent railway station. The town has three public parks, a theatre, a large public library, sports complex and leisure pool. Within a few miles north of Dumbarton is The Loch Lomond National Park with walks, sailing, and all manner of outdoor activities available all year round. To the west is the attractive seaside town of Helensburgh. A few miles further west, the Western Highlands wait to be explored offering extensive walking and the opportunity to go skiing, climbing or sailing.



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