



TWO BEDROOM MID
TERRACED VILLA

LOUNGE AND ADDITIONAL
DINING / SITTING ROOM

DRIVEWAY AND ENCLOSED
REAR GARDENS

48 Greenhead Road, Dumbarton, G82 2PN

EVE Property are pleased to introduce to the open sales market a lovely two bedroom terraced villa in the highly sought after Greenhead Road, Dumbarton. Nestled amidst similar style residential houses and within close proximity to a wealth of transport options, amenities, schools, shopping and dining, this particular abode will be of significant interest to those looking to settle in the area and, as such, we would anticipate scheduling plentiful viewing appointments - call our friendly sales team today to avoid missing out!

Offers Over £159,995



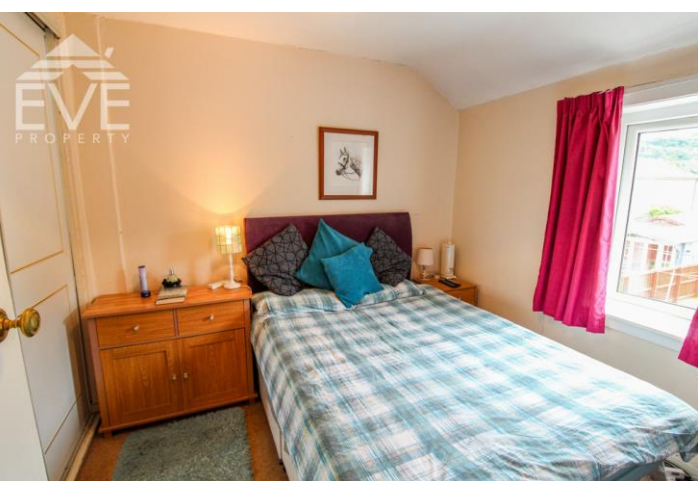
Property Description

Number 48 has been extended to the rear, adding to the already munificent dimensions on offer and this, combined with lovingly cared for internal accommodation, extremely well tended gardens and the benefit of a double driveway to the front apron makes for a very attractive property.

Access off the drive is via solid white upvc door with feature circular privacy glass providing ingress to the lower hallway and all apartments off. Light and bright is the theme that lies within and recurs throughout, with quality flooring and bold decor hues adding to the sense of style. Such is the flexibility of the extended lower footprint, new owners would have bountiful options to reset the space to suit their own lifestyle. To the front, the living room enjoys natural illumination from the large picture window which further enhances the generous proportions proffered. En trend tonal greys adorn the walls with a focal feature wall in matte rosso red giving a striking finish and perfect backdrop for the electric fire surround finished in crisp white. Whilst the room is cosy, there is ample space for modern furnishings making this room perfect for entertaining and retreating in equal measure!



Off the living room, the galley kitchen comes fully fitted with a selection of wall and floor mounted cabinetry finished in gloss white and topped with laminate dapple anthracite work surfaces and matching surround splashback. Ceiling spots, wall strip lights and under cabinet l.e.d's provide lighting choices, with the double oven slot-in cooker in black and silver with matching extract canopy ensuring the cook of the house is well equipped to cater for dinner party guests! There is also a useful integrated dishwasher. Dark chrome sockets, inset sink, drainer and mixer in chrome and a matte



black heated rail are additional thoughtful upgraded inclusions.

Access to the extension is via the kitchen - the current owners use this space as a family dining and t.v room, with French double doors opening to the rear garden, making this the perfect spot for tranquil relaxation. Vinyl flooring and painted walls ensure ease of maintenance.

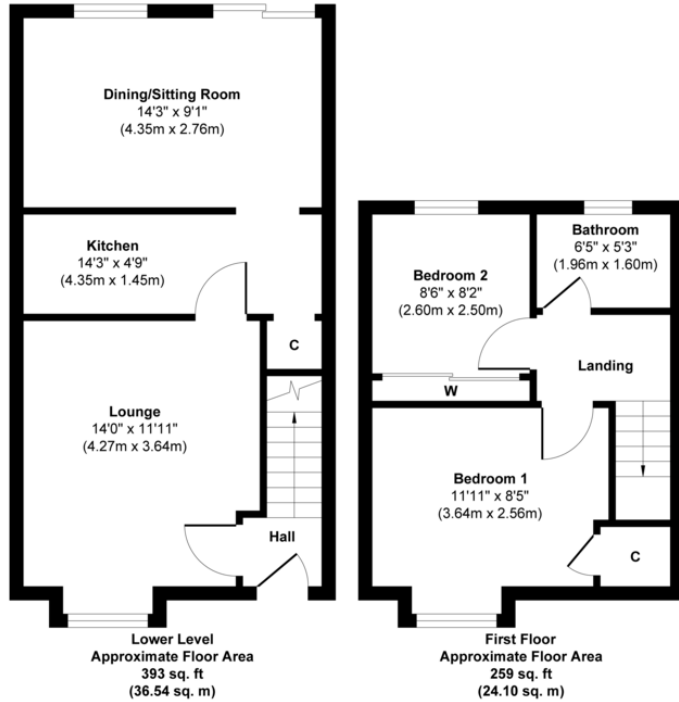
Upstairs there are two double bedrooms - one to the front and one to the rear, with the principle featuring in-built sliding robes finished in solid white with gold trim and a singular mirrored door. The second room has a walk-in cupboard - perfect for storing all of life's essentials. The rooms also benefit from deep pile carpeting, tasteful decor and modern lighting.

The bathroom completes the internal specification and is fitted with a contemporary three piece suite in gloss white - bath with thermostatic power shower over, low flush w.c, vanity unit with sink, mixer and storage under and gloss white porcelain tiling adorning the walls.

The rear gardens really are a treat to behold and testament to the care and attention the owners have taken over the years to create a peaceful haven. Full height slatted wooden fencing and a half height ranch timber fence separates either neighbouring property and provides added privacy and security. Mature shrubbery to the far end adds to the seclusion, whilst the lawn provides the perfect backdrop for the drying green. Steps from the back door open to a lovely patio which also has a retractable sun canopy over - just in case the sun becomes too much!

This is an excellent property which has clearly been enjoyed and maintained by the owners as shown in the

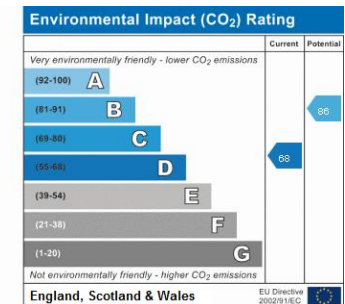
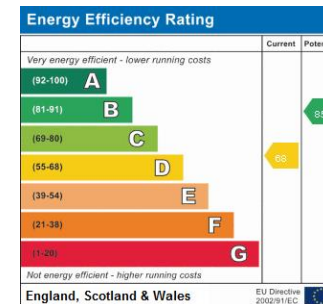
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Approx. Gross Internal Floor Area 652 sq. ft / 60.64 sq. m
Illustration for identification purposes only. Measurements are approximate, not to scale.
Produced by Elements Property

pictures - it will no doubt prove to be popular to a variety of clients looking to purchase - call our friendly sales team today to schedule your viewing appointment!

Greenhead Road is conveniently placed close to Dumbarton East Train Station offering direct rail links to Helensburgh, Balloch, Glasgow and Edinburgh. Dumbarton is a short journey from Loch Lomond and Balloch Country Park where a variety of restaurants and leisure activities can be found. Shopping facilities to be found in Dumbarton and nearby Helensburgh and Clydebank. The A82 road links provide access to the Erskine Bridge, Glasgow and M8 network.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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