



- FULLY MODERNISED THREE BEDROOM SEMI DETACHED VILLA WITH CONSERVATORY
- SELDOM AVAILABLE IN LOCATED IN A QUIET CUL DE SAC
- UPGRADED DINING KITCHEN, MODERN SHOWER ROOM
- GAS CENTRAL HEATING

21 Allan Place, Dumbarton, G82 2BJ

Offers Over £215,500

EVE Property are proud to present to the open sales market a truly outstanding three bedroom semi-detached villa in the popular Allan Place development, Dumbarton. The current owners have created a beautiful home which is unrivalled in its thoughtful design and presentation throughout, and will be extremely popular amongst buyers looking to locate to the area.



Property Description

Set in a quiet cul-de-sac with little passing traffic, number 21 has been fully upgraded throughout and benefits from enclosed rear gardens, stylish dining kitchen and conservatory to the rear.

The property can be accessed via a paved path providing the gateway to the house with entry to the downstairs hallway via upvc door. This family home has been tastefully decorated throughout - grey stylish flooring sets the tone for the subtle decor hues through the house.

The lounge is generously dimensioned, replete with en trend light grey hues and with the large triplicate picture window which bathes all aspects of the space with natural sunlight, further showcasing the munificent proportions on offer.

Off the living room, the stunning kitchen has been professionally designed and installed to maximise the space fully, with care and attention to detail and thoughtful inclusions as standard. A wide range of wall and floor mounted cabinetry in gloss grey topped with black slate laminate worktops to give a clean, linear look and finish. The kitchen is equipped with a built in double electric oven, microwave, five burner gas hob, integrated washing machine and fridge freezer.

The current owner has extended the property to add a second family room, such is the versatility, a home gym, office, games room or indeed place to shade from the sun in considered comfort are all options for new owners.

Upstairs, there are three generous size bedrooms, all wonderful spaces to retreat after a long day, with open





vistas to the front and rear providing idyllic aspects. All bedrooms benefit from built in wardrobes, picture windows and plentiful space for modern furnishings.

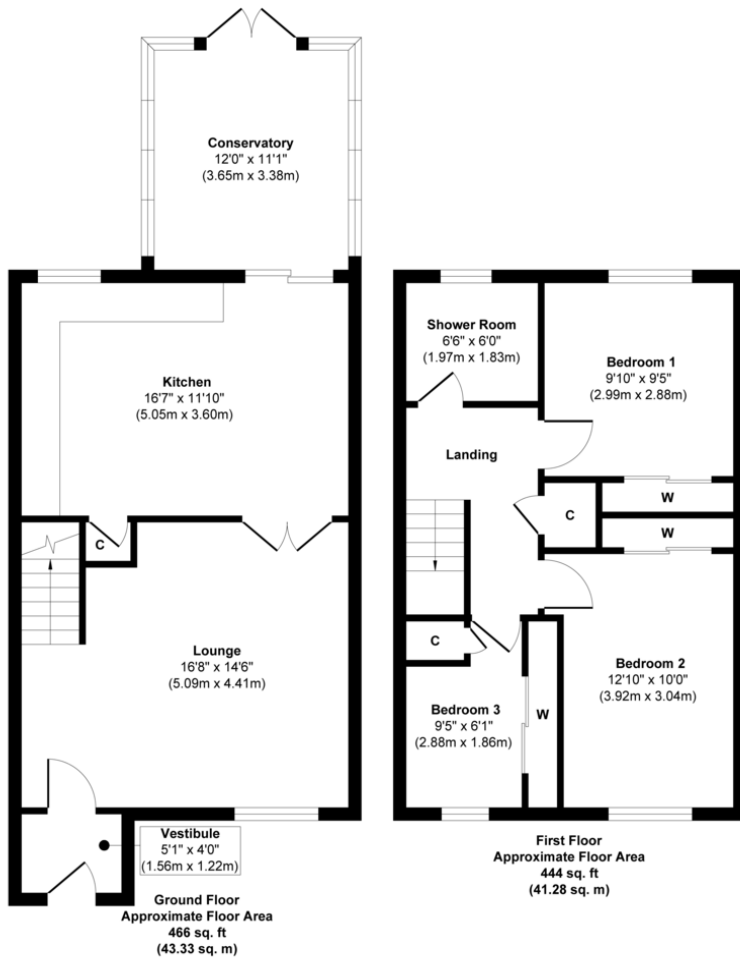
A shower room completes the internal specification and comes fitted with a modern three piece suite in white. A quadrant cubicle with electric power shower over dressed with wet wall panelling, low flush w.c with soft close and vanity sink with storage under, have been paired with ceramic white wall tiles and black tiled flooring for ease of maintenance.

The rear garden benefits from full height timber fencing providing privacy and additional security. For ease of maintenance there is a large tiered style patio - perfect for summer days and social barbeques when the weather permits. For added convenience a gate provides access to parking bays at the rear.

This property further benefits from full thermostatically controlled gas central heating (new boiler installed 2023) with individual radiator thermostats and double glazing.

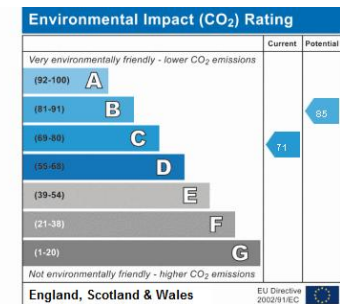
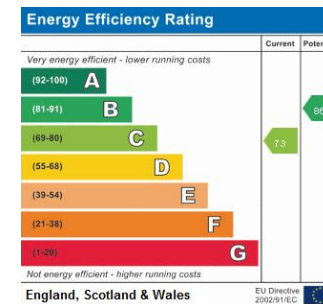
Allan Place is conveniently placed a few minutes walk from Dumbarton Central train station offering direct rail links to Helensburgh, Balloch, Glasgow and Edinburgh. Dumbarton is a short journey from Loch Lomond and Balloch Country Park where a variety of restaurants and leisure activities can be found. 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.

Allan Place, Dumbarton



Approx. Gross Internal Floor Area 910 sq. ft / 84.61 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



1 Herschell Street, Anniesland,
Glasgow, Lanarkshire, G13 1HR

www.eve-property.co.uk
0141 255 0020
hello@eve-property.co.uk

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