



FOUR BEDROOM DETACHED
VILLA

MASTER BEDROOM ENSUITE
AND DOWNSTAIRS W/C

FAMILY DINING KITCHEN WITH
SEPARATE UTILITY ROOM

Almora Drive, Dumbarton, G82 1AE

EVE Property are delighted to present to the open sales market a truly immaculate detached four bedroom modern villa in the highly coveted Almora Drive, Dumbarton East. Nestled in a peaceful enclave amongst similar style residential properties, this particular house will be of significant appeal to families looking to settle in the neighbourhood and, as such, we anticipate plentiful interest - call our friendly sales team today to schedule your viewing appointment!

Offers Over £340,000



Property Description

Number 15 has been extensively and professionally upgraded throughout the vendor's ownership, including a newly installed gas combi-boiler. Curated with an impeccable attention to detail and munificently dimensioned, the house lends itself to the best of both worlds with its tranquil location affording a lovely retreat, whilst a profusion of amenities, schools, transport modes, shopping and dining are all within close proximity. With instant kerb appeal, the front elevation is finished in honey hued brickwork with matching mono-bloc double driveway and lawn surrounds for ease of maintenance. The smart half glaze composite door with canopy over provides ingress to the hallway, leading to all apartments and staircase off. Upon entry, the tone is set with contemporary decor shades adorning the walls and quality Amtico vinyl flooring finished in cream flowing seamlessly throughout the downstairs, save for the carpeted living room. Wainscoting can also be found from the hallway and throughout the house accommodation, further adding to the uber chic elevated look and finish.

The living room to the front is light and bright with a large double picture window bathing the entire space with sunshine, further enhancing the already generous proportions on offer. Deep pile carpeting and a beautiful focal point fire surround in crisp white stone with contrasting gloss black hearth and plinth houses the living flame gas fire, creating a lovely cosy space to retreat in the colder months. There is ample capacity for contemporary furnishings, making this a perfect room for relaxing and entertaining in equal measure. Pewter wall colouring and a striking centre piece light fitting are further distinct enhancements.

The downstairs water closet is a convenient addition and is equipped with a dual flush w.c and space-saver sink with mixer - full ceramic tiling in en trend mid grey accentuates the boutique finish. Adjacent, conveniently tucked under the stairs, a fully serviced utility space houses the all essential laundry operation of a busy household!





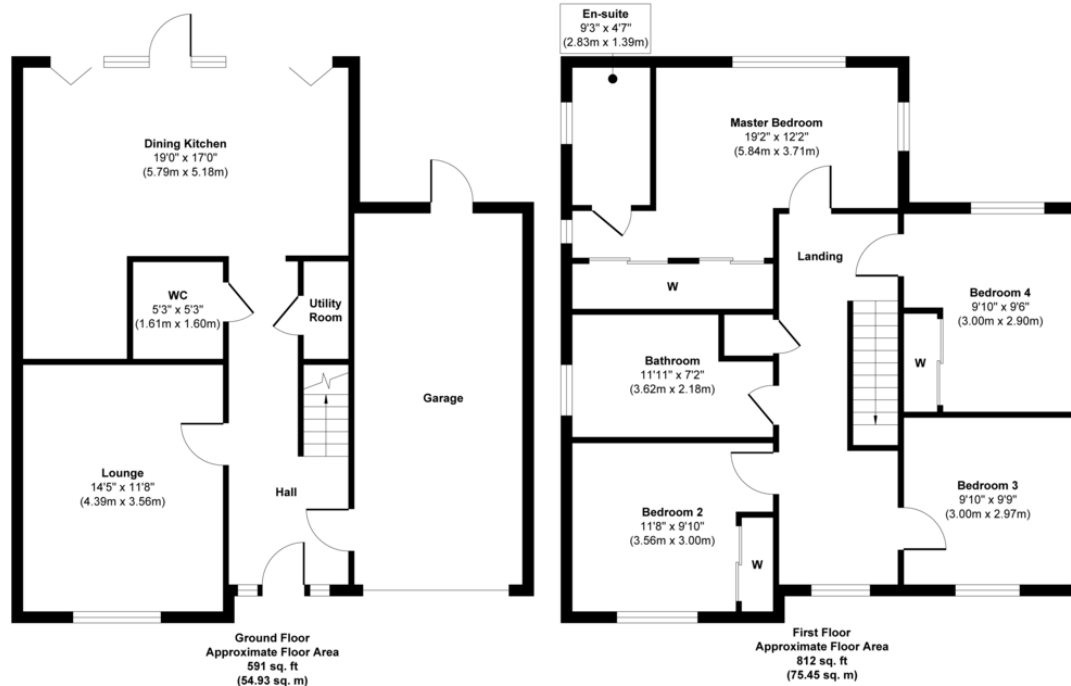
To the rear, the dining, family-space kitchen is a real treat to behold and runs the entire length of the back elevation, providing a fantastic room that easily acts as the true heart of the house. Delineated into three practical sections - cooking and prep, dining and t.v/ sofa chill area, this kitchen has something for every member of the family to enjoy while socialising together. Full wall-scape upvc bi-fold doors brings the outside in, with the garden serving as an extension to the house during warmer months.

An unstinting selection of wall and floor mounted cabinetry finished in gloss white and topped with anthracite dapple coloured solid quartz work surfaces, gives a linear look and finish. Perfectly equipped for the chef of the house, a stainless steel four burner gas hob with matching eye level double oven and concealed extract canopy, inset one and half sink with mixer tap and integrated dishwasher are fabulous inclusions. A fully integrated larger fridge freezer with full height sliding storage alongside provides an excellent ancillary repository. Teal tile splashback, feature lighting throughout and servicing for a flat screen t.v are further thoughtful inclusions, making this a truly wonderful entertaining space.

The upstairs of this stunning abode boasts four double bedrooms - all abundantly proportioned and all enjoying open aspects to the front or rear of the property. Each room has its own identity and character and would not look out of place in a show-home magazine, such is the care and attention to detail exhibited coupled with quality finishes, carpeting and decor. The large upper landing lends itself to an area for seating or small home office as is the current owner's use.

Three of the four bedrooms are fitted with in-built sliding robes, with the master bedroom is a nod to contemporary living - triple in-built wardrobes cater for all storage needs without compromising the scale on offer. Decorated in soothing light off-white and grey tones, this generously proportioned room proffers a lovely sanctuary in which to retreat after a busy day. The en-suite is beautifully styled to include double low-rise enclosure bound with weave tiling and fitted with thermostatic rainfall shower, concealed cistern w.c

15 Alмора Drive, Dumbarton, G82 1AE



Approx. Gross Internal Floor Area 1403 sq. ft / 130.38 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

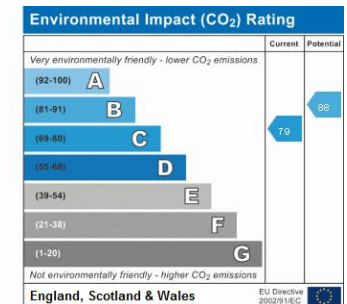
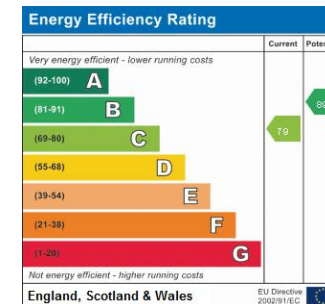
Produced by Elements Property

and semi-pedestal sink, chrome heated towel rail and l.e.d. illuminated wall mirror.

Completing the internal specification, the family bathroom is in keeping with all other apartments and has been curated with a clever mixture of fabrics including walnut wood, glass shelving and porcelain tiling, coalescing beautifully for a practical yet elegant, uncluttered look.

The rear gardens have been upgraded with beautiful fixtures and fittings throughout. Fully bound and enclosed for added privacy and security, full height double slatted timber fencing wraps around the entire footprint. A large swathe of artificial lawn edges the sun patio dressed with Indian sandstone flagstones, whilst a feature corner has been filled with mature, low maintenance shrubbery. There is also a sun/ dining timber deck - perfect for barbecue enthusiasts who love to entertain!

In summary, this is a truly extraordinary house which is unrivalled within the neighbourhood, such is the quality of fixtures and care taken by the owner's when lovingly creating their family home. Properties of this scale and calibre and indeed in this locale are highly desirable - to avoid missing out call our office team today to book your viewing!



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