



THREE BEDROOM VILLA

FRONT, REAR AND SIDE
GARDENS

GAS CENTRAL HEATING

MODERN KITCHEN WITH
APPLIANCES

Argyll Avenue, Dumbarton, G82 3NP

Offers Over £120,000

EVE Property are proud to introduce to the open sales market a lovely three bedroom semi detached villa in the seldom available Argyll Avenue, Dumbarton. Presented in immaculate order throughout with generous dimensions as standard, this particular style of property will no doubt be of significant appeal to a broad range of buyers and, as such, we anticipate plentiful interest - call our friendly sales team today to schedule your personal viewing appointment and avoid missing out!



Property Description

Set back from the A82 on a generous corner plot, number two has the advantage of being sited in close proximity to a wealth of amenities, schooling, shopping, dining and entertainment options, including extensive road and rail links, whilst benefiting from being nestled amongst similar style residential houses in a peaceful, family friendly enclave. With instant kerb appeal and enclosed wrap around gardens, this timber clad abode has clearly been lovingly cared for by the current owners, evidenced by the care and attention showcased from the front entrance gate and beyond.

Ingress via canopied solid white upvc door with privacy glass panel provides entry to the lower hallway where the tone is set, with deep pile dark grey carpeting covering the downstairs living areas and staircase save for the kitchen and bathroom, paired with en-trend light grey matte walls for a clean, seamless flow. Double walk-in cupboards to the left provide an outlet for all your storage needs with the bathroom adjacent, whilst to the right alongside the stairs there is access to the living room with kitchen off.

The dual aspect living room is immersed with natural light from the large picture window, enjoying open views of the rear gardens with an additional window providing an uninterrupted frontal outlook. With bountiful proportions, there is an option for a dining suite to be sited alongside modern lifestyle furnishings if desired, without compromising the feeling of space. A beautiful living room electric fire in chrome, encased with light grey marble hearth and crisp white surround provides wonderful warmth for cosy nights in! Feature wallpaper and lighting fixtures further elevate the look and feel of the room - a perfect spot for relaxing and entertaining in equal measure.





Just off, the fully integrated kitchen is a real treat to behold and also affords access to the rear gardens. Professionally fitted with a selection of wall and floor mounted white shaker cabinetry topped with light beach block effect laminate work surfaces, the walls and ceiling have been clad in upvc for ease of maintenance. Paired with light grey tile effect wooden flooring, spot lighting, under cabinet i.e.d lights, practical functionality meets contemporary style with a chrome four burner gas hob, oven, extract canopy and inset circular sink with matching drainer ensures the aspiring cook of the house has all they need for culinary creations! Further inclusions of dishwasher, washing machine and fridge freezer provides ancillary convenience.



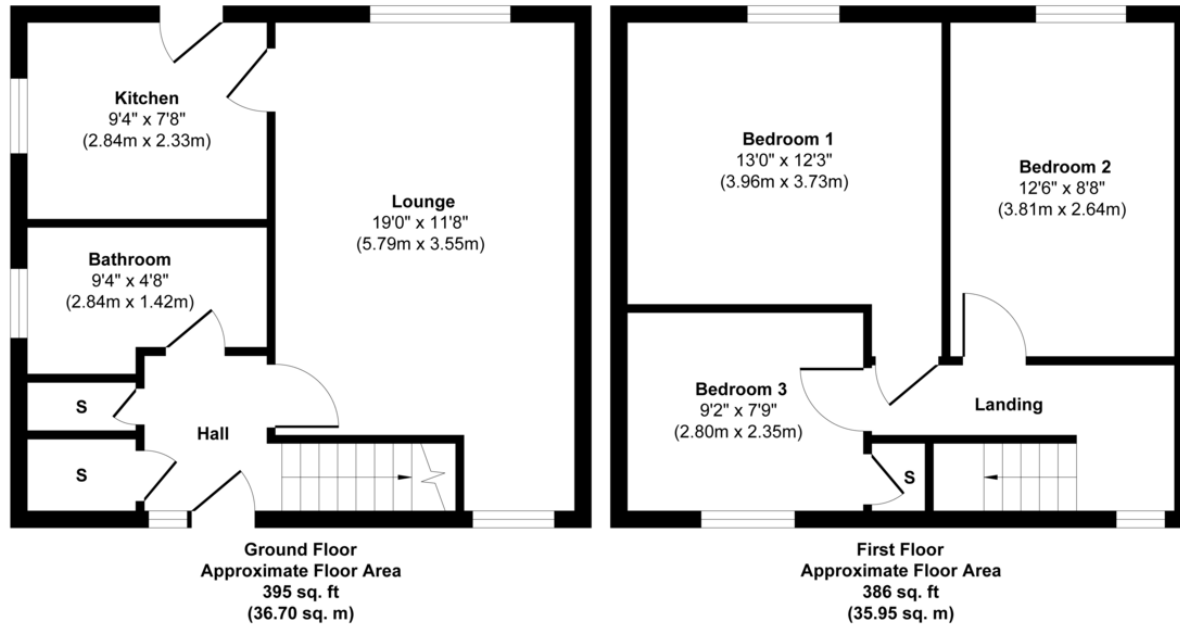
Upstairs, three double bedrooms - one to the front and two to the rear, are all tastefully decorated in light grey hues with tonal match carpeting, and all can accommodate modern lifestyle furniture suites including double beds and wardrobe formations without impinging the sense of space.

A chic bathroom suite completes the internal specification and provides spa like sanctuary with upgraded fixtures and a la mode wet wall surrounds. A dual flush vanity w.c, matching floating sink with cabinet storage and bath with thermostatic power shower over all in gloss white gives the space a contemporary, linear look and finish.



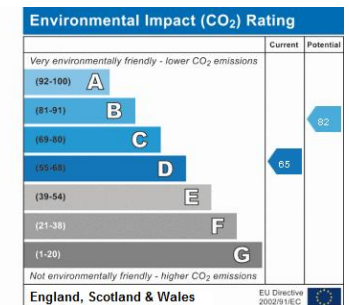
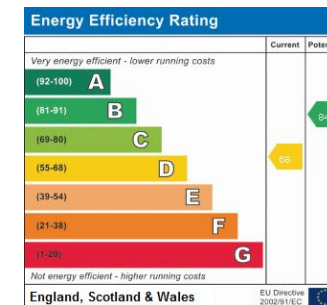
The elevated rear gardens are bound by fencing and mature hedging for additional privacy and security, laid mainly to lawn with a covered patio to the side elevation - a lovely environment to enjoy summer sunshine!

2 Argyll Avenue, Dumbarton, G82 3NP



Approx. Gross Internal Floor Area 781 sq. ft / 72.65 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

In summary, number Two Argyll Avenue is an immaculate, lovingly upgraded, generously proportioned semi detached house that is a credit to the current owners - they have clearly enjoyed living here with their family - call our friendly sales team today to index your personal viewing appointment.



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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