



THREE BEDROOM SEMI
DETACHED VILLA

DOUBLE DRIVEWAY TO REAR
OF PROPERTY

NEWLY FITTED STYLISH
KITCHEN

Stafford House, Stirling Road, Dumbarton, G82 2PF

Offers Over £235,000

EVE Property are delighted to present to the open sales market a beautiful three bedroom traditional style sandstone semi detached villa in the ever popular Stirling Road, Dumbarton. Exceptionally rarely available, Stafford House has been impeccably curated by the current owners, creating an unmatched blend of traditional and contemporary styling and, as such, we would anticipate significant interest in those looking to settle in a truly unique property within this particular location. Schedule your viewing appointment today to avoid missing a fabulous opportunity!

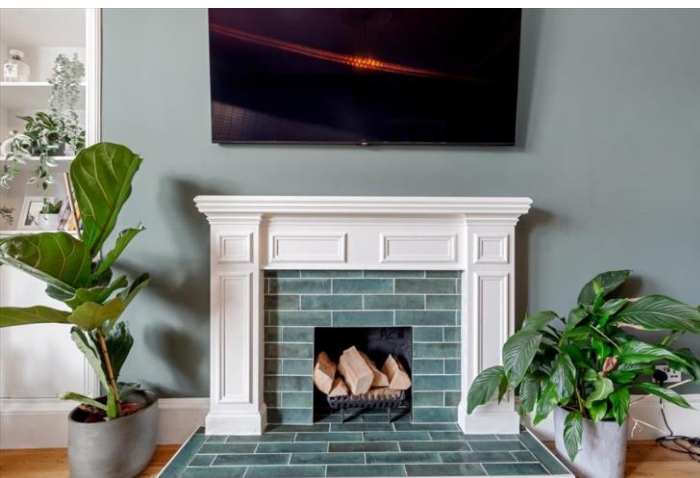


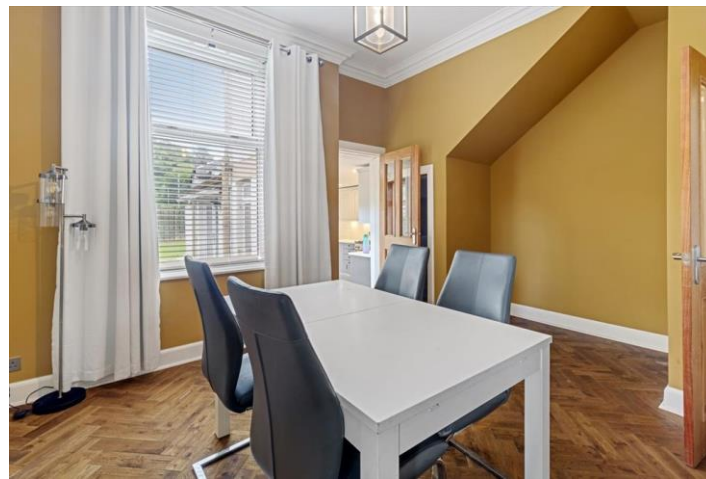
Property Description

Stafford House offers a generous sized plot with secure gates to the rear of the property providing access to a multi car private driveway and spacious enclosed mature gardens.

Presented in very good condition throughout, the lower level of the property comprises entrance vestibule leading to spacious reception hallway and further to the traditional lounge. The living room to the front is replete with natural light from the large triplicate bay window formation, with light sage walls, bright white cornicing, and beautiful bespoke faux fire surround fuse beautifully with the mid-oak solid wood flooring and highlight the rooms plentiful features. An additional family / dining room is accessible from the hallway which has been freshly decorated in modern tones and finished with sold wood parquet flooring that continues to the kitchen. The dining room affords lovely views of the rear garden, whilst also giving access to the spacious kitchen.

The newly fitted kitchen has been thoughtfully and imaginatively designed and fitted with high quality materials and appliances, giving the space all of the equipment to cope with the demands of modern life without compromising on style. The patio doors provides abundant additional light as well as giving tranquil views of the rear gardens. The kitchen is fitted with shaker style cabinets, wall units are finished in light grey and the floor units finished in striking navy - the light coloured worktop, dual Belfast white ceramic sink, parquet flooring and white metro tile splashback, complements the cupboards and gives the room a clean, linear finish. A Quooker Tap for instant boiled water, downlights and subtle warm white lighting fixed under the wall and floor cabinets are further high end convenient additions.





This stylish kitchen is equipped with a stunning range cooker in silver with matching splashback and extractor hood, integrated dishwasher, as well as an American style fridge freezer (all included in sale). The beautiful kitchen is further complimented with fresh décor, fully tiled splash back and is perfect for modern family living, with feature patio doors that open directly to the secluded, enclosed rear gardens.

Off the kitchen is a handy utility room with space and servicing for a washing machine. Also located on the lower level is a stylish cloakroom with low flush WC, matching vanity unit and heated towel rail.



On the half landing is a large family bathroom comprising low flush WC, wash hand basin, corner bath all finished in white porcelain, with a quadrant shower enclosure fitted with thermostatically controlled shower. The Bathroom is fully tiled in neutral warm grey tone, with ceramic tiling to the floor for easy maintenance.

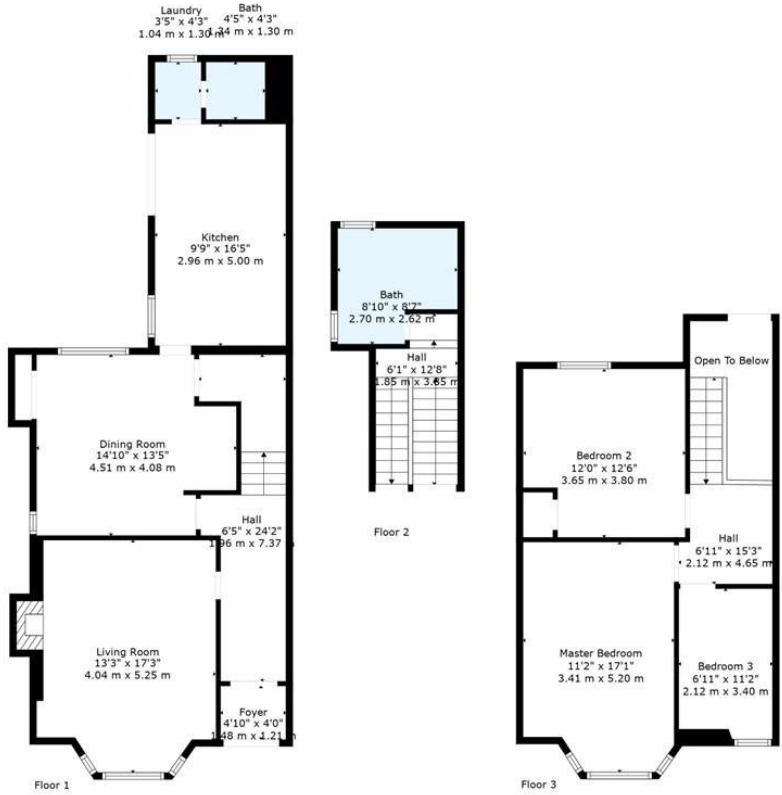
The upper level of the property offers three generous sized bedrooms with carpet flooring throughout. The master bedroom and adjoining second bedroom both have the added bonus of fully fitted wardrobes, without compromising the rooms plentiful space. The attic is fully floored and can be accessed by ladders from the upper hallway - currently used as storage.



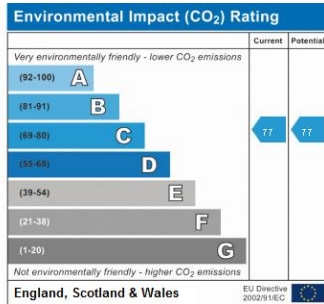
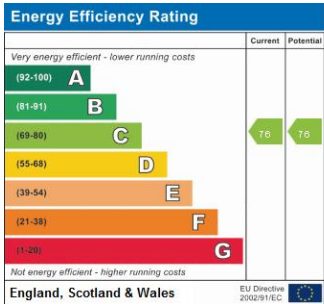
Further enhancements include gas central heating, double glazing and live CCTV with intruder alarm - which will all be left for the new occupiers to use.

The property is conveniently placed on Stirling Road, Dumbarton and a short walk from Dumbarton East rail 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.



TOTAL: 1396 sq. ft, 130 m2
 FLOOR 1: 763 sq. ft, 71 m2, FLOOR 2: 140 sq. ft, 13 m2, FLOOR 3: 493 sq. ft, 46 m2
 EXCLUDED AREAS: FIREPLACE: 4 sq. ft, 0 m2, OPEN TO BELOW: 51 sq. ft, 5 m2
 Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



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

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

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