



THREE BEDROOM SEMI  
DETACHED VILLA

MASTER BEDROOM ENSUITE,  
DOWNSTAIRS W/C AND  
FAMILY BATHROOM

LOW MAINTENANCE FRONT  
AND REAR GARDENS

Kinglas Drive, Dumbarton, G82 2BT

EVE Property are delighted to present to the open sales market a truly immaculate modern semi-detached three bedroom villa in the exceptionally rarely available Kinglas Drive, Dumbarton. Nestled in a peaceful enclave amongst similar style residential properties and set back from the road, 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 £239,995





## Property Description

Number 41 Kinglas Drive enjoys the best of both worlds with practical transport options proffered within close proximity, including the A82 and Dumbarton Central train station, whilst there is a rich offering of amenities, dining, shopping, leisure and entertainment pursuits all close at hand whilst the pleasant setting ensures a tranquil haven to relax and enjoy family life.

With instant kerb appeal, the front elevation is rendered in light cream and brick dressing and low maintenance artificial grass bordering the front path. 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 fresh modern decor adorning the walls and quality slate effect laminate flooring finished in mid grey flowing seamlessly throughout the downstairs, save for the carpeted living room.

To the left, is the dining kitchen - fully fitted with a selection of slab gloss cabinetry topped with laminate work surfaces, creating a beautifully stylish linear yet practical setting. A stainless steel four burner gas hob with matching oven, splashback and concealed extract canopy, stainless one and half sink and drainer are fabulous inclusions. The kitchen is equipped with a integrated larder style fridge freezer and space and servicing for a washing machine and dishwasher.

To the rear, the living room is generously dimensioned and irradiated with natural light via dual patio doors providing egress to the garden - a lovely extension of the home to enjoy in summer days! The garden is fully bound and enclosed for added privacy and security by a full height slatted timber dividing fence, a large swathe



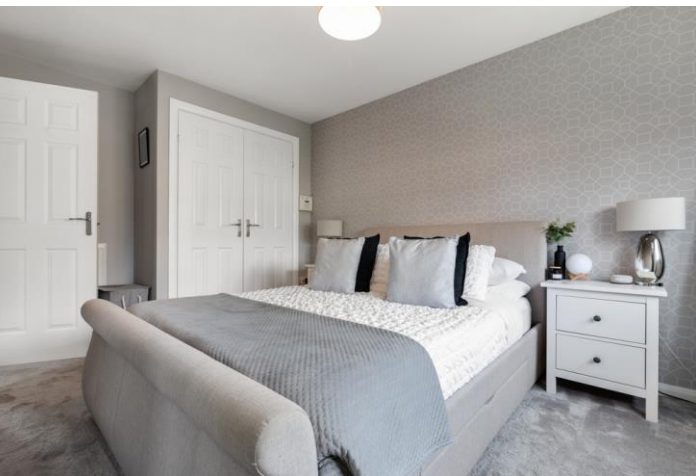




of artificial lawn edges the patio - a real treat for al-fresco enthusiasts who love to entertain!

A downstairs w.c is a convenient addition and is equipped with a dual flush w.c and space-saver sink with mixer - with grey wall and tiled splash back adding a chic finish.

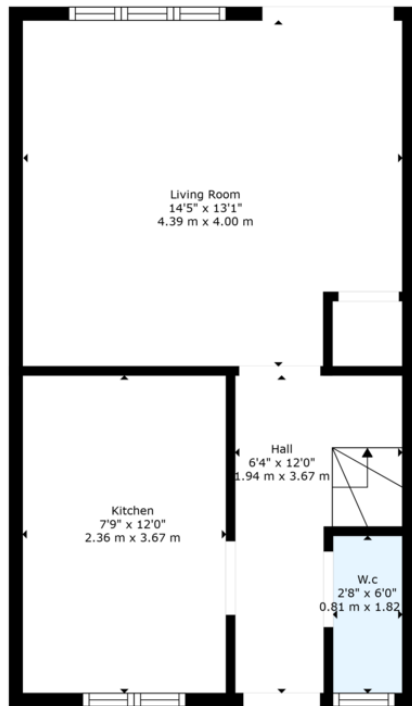
The upstairs of this stunning abode boasts three bedrooms - all abundantly proportioned and all enjoying open aspects to the front or rear of the property. Each room has it's own identity and character - such is the care and attention to detail exhibited coupled with quality finishes, carpeting and decor. The master bedroom is a nod to contemporary living - in-built wardrobes cater for all storage needs without compromising the scale on offer. The en-suite is partially tiled with a large shower enclosure, thermostatically controlled shower and white combination vanity - ensuring an uncluttered look. Bedroom two offers space for a double bed and has built in wardrobes. Bedroom 3 is currently utilised as an office and could fit a single bed / cot.



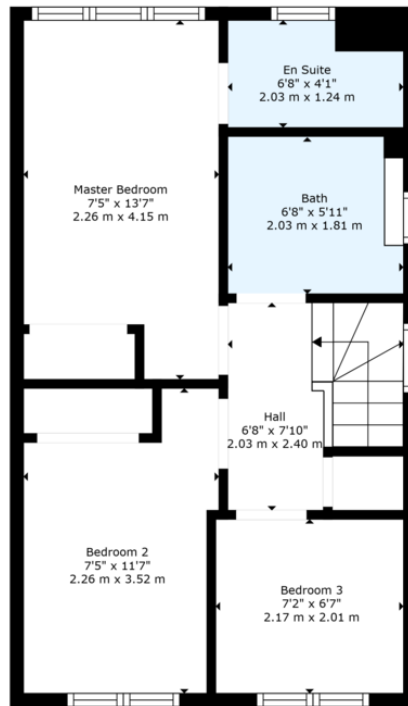
Completing the internal specification, the bathroom provides a peaceful bath sanctuary to soak in at the end of a long day - spotlighting, wall tiles, vinyl flooring and white three piece suite with vanity storage are fabulous additions.



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 coveted, such is the rarity of same - to avoid missing out, call our office team today to book your viewing!



Floor 1



Floor 2

**TOTAL: 738 sq. ft, 68 m<sup>2</sup>**  
 FLOOR 1: 369 sq. ft, 34 m<sup>2</sup>, FLOOR 2: 369 sq. ft, 34 m<sup>2</sup>  
 Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Kinglas Drive is conveniently placed close to 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.



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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