



THREE BEDROOM SEMI
DETACHED VILLA

DRIVEWAY AND FULLY
ENCLOSED REAR GARDENS

CONSERVATORY - OFFERING
AN ADDITIONAL PUBLIC ROOM

Cardross Road, Dumbarton, G82 4JE

Offers Over £169,995

EVE Property are proud to present to the open sales market a charming traditional style three bedroom semi-detached villa in the ever sought after Cardross Road, Dumbarton. This will no doubt be an attractive prospect for those currently looking to locate to the area and, as such, we would advise early viewing to avoid missing out!



Property Description

Positioned amidst similar style neighbouring houses, number 23 benefits a double driveway, rear enclosed gardens and a conservatory offering an additional public room.

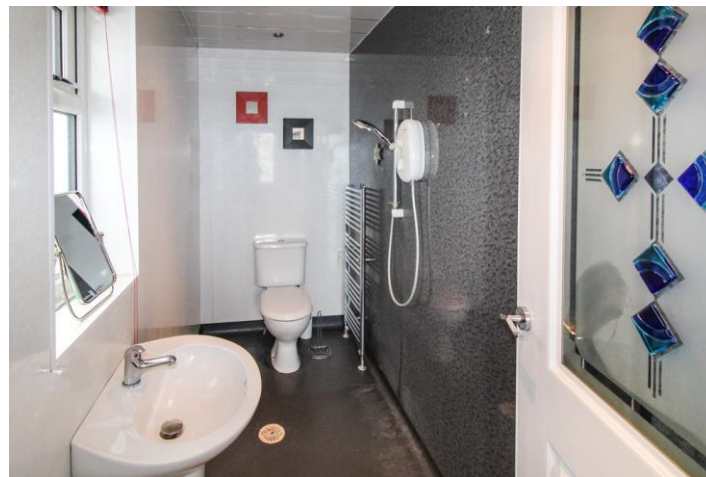
An entrance vestibule to the side provides ingress to the reception hallway which has been painted in neutral tones and fitted with wide panelled wood flooring that flows throughout the lower footprint of the property, save the kitchen and shower room. The living room is quietly positioned to the rear with the kitchen and conservatory off and a feature electric fire - a perfect room to entertain and relax in equal measure.

A large galley style kitchen has been fully fitted with a selection of wall and floor mounted cabinetry in black gloss and topped with laminate work surfaces providing a linear look and feel. A large stainless-steel sink and drainer with matching swan mixer tap, metro tile splashback are further thoughtful upgrades whilst the built in electric oven, hob, integrated washing machine, fridge freezer and dishwasher are included in the sale.

The conservatory is a wonderful extension to this family home, generously dimensioned to accommodate various configurations of furniture suites without compromising the sense of space, and irradiated with natural light and benefiting from dual patio doors providing egress to the garden deck.

Fitted in recent years is a modern wet room - an ideal space saving solution that offers a white two piece sanitary suite and wall mounted electric shower.





The upper level of the house hosts two double bedrooms, both decorated in muted tones and hues and fitted with carpet flooring, each room comes with floor to ceiling fitted storage. Completing the internal specification, the bathroom provides a peaceful bath sanctuary to soak in at the end of a long day – fully tiled and offering a white three piece bathroom suite and shower over bath.

The rear garden has been mono-blocked for easy maintenance and fully enclosed for security and privacy.

Further enhancements are gas central heating and double glazing.

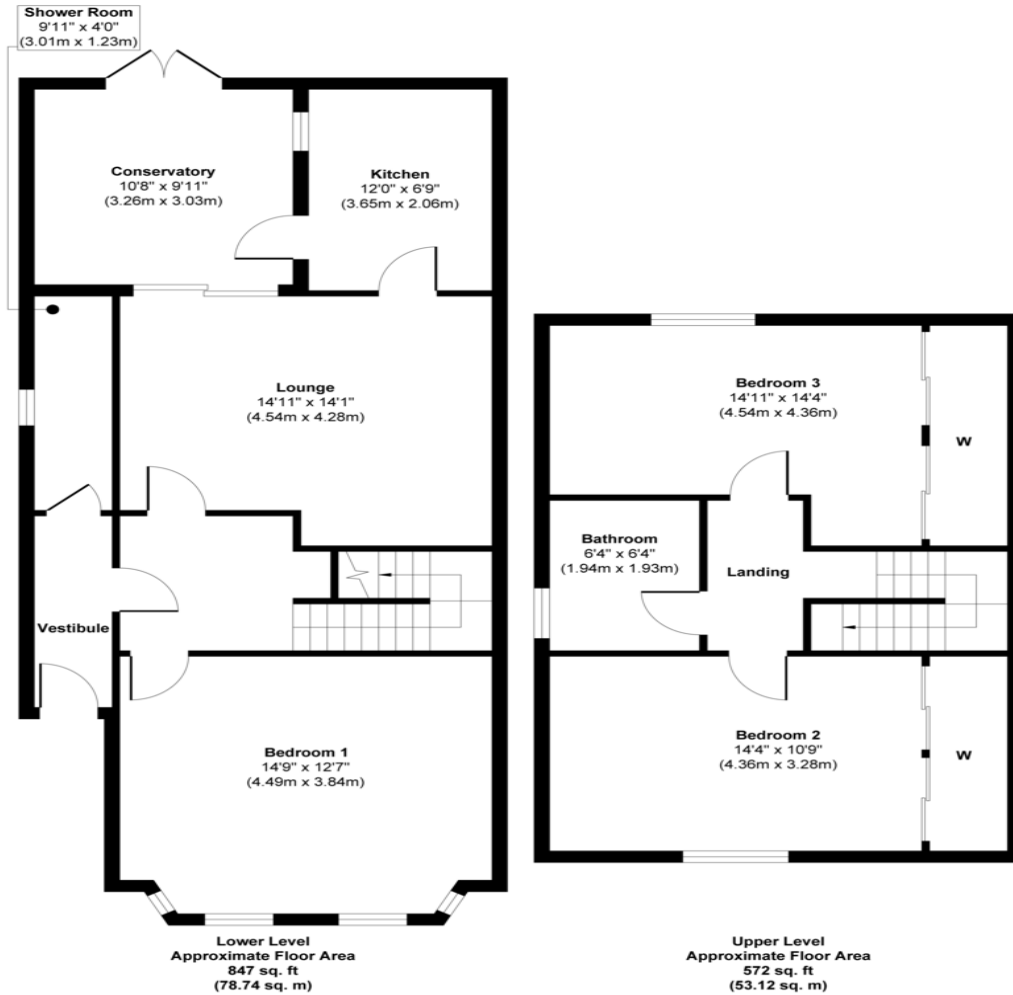


The property is conveniently placed on Cardross Road, Dumbarton and a short walk from Dalreoch train station offering direct rail links to Helensburgh, Balloch, Glasgow and Edinburgh. Cardross Road has local nursery, primary and secondary schooling in close proximity. Dumbarton is a short journey from 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.



Properties of this calibre in this location are seldom to market and sure to be very popular - call our friendly sales team today to arrange your viewing!

23 Cardross Road, Dumbarton, G82 4JE



Approx. Gross Internal Floor Area 1419 sq. ft / 131.86 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

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