



PROPERTY  
BUREAU  
LETTING & ESTATE AGENTS



Napier Avenue  
Cardross  
G82 5LY

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## Offers Over £225,000

An extended End Terrace Villa which is situated in a lovely corner position and benefits from nice open outlook towards Cardross Golf Course.

The property itself is traditionally constructed and comprises a two storey Villa which was built in the 1970s and subsequently extended the side to provide an excellent dining kitchen area with additional utility space.

The house does not require some modernisation and upgrading however with the size of apartments, great location and excellent outlook this would make an excellent family home once completed.

The property itself has a low maintenance render exterior beneath a pitched concrete tiled roof with the single storey extension benefiting from a pitched concrete tiled roof and a further access at the side leading to the garden and driveway.

The house also benefits from a single car integral garage with up and over door, power and light supplied and many similar properties have converted this space into further living accommodation which could also be an option subject to warrant approval



Home Report Valuation  
£230,000

[www.packdetails.com](http://www.packdetails.com)

Council Tax Band E

EPC Rating D





The front garden consists of a neat lawn area with well stock borders and adjacent to this mono block driveway which continues to the side of the property and has a second egress onto the street where the extension is. Also, at the rear of the property is a further enclosed patio area with stock borders.

Internally the house offer spacious accommodation of over 1000 sq ft over two levels and comprises entrance hallway with large hall and open plan stair to the upper floor.



The main lounge/living area has windows to both the front and the rear and a fireplace to one side. There is plenty of space at the far end for dining or breakfast table as required.

The original house cleverly joins the extended part of the property via sliding doors to a further dining/breakfast room which is adjacent to the kitchen and from here the kitchen itself has a range of floor and wall storage units with windows to the side, rear and at the opposite side at the sink area which provides a particularly lovely outlook over the Clyde. The utility space it?s a great addition and has door to the side garden.

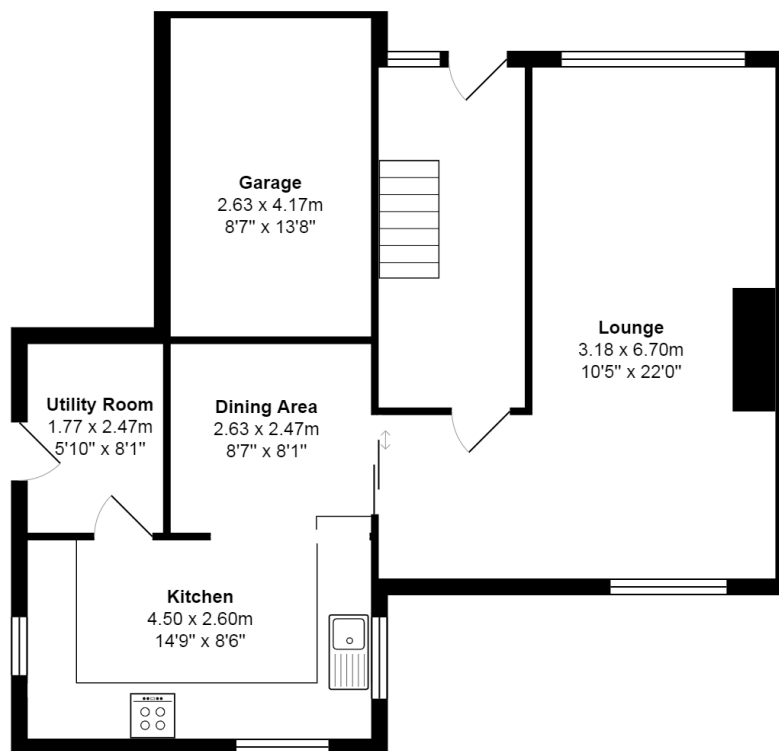


On the upper floor the landing provides access to 3 bedrooms each of which has built in wardrobes and the rear bedroom with a fantastic view over the Clyde. The large bathroom has a three-piece suite comprising panel bath sink in vanity unit and a low-level WC.

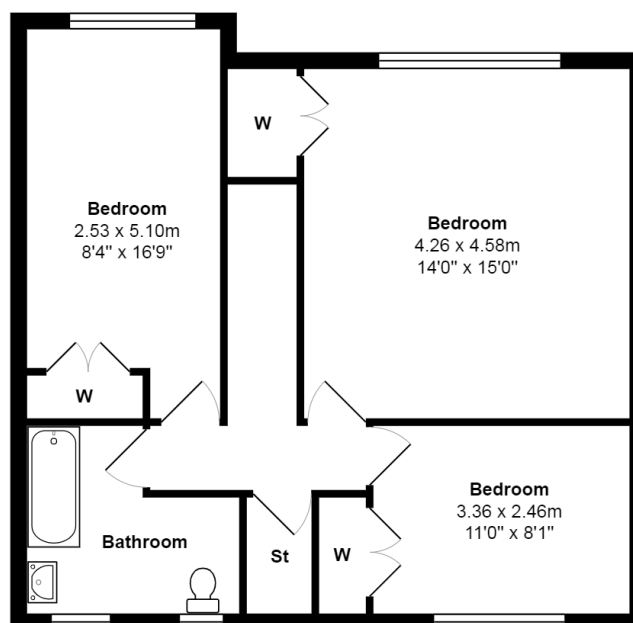
The property further benefits from large loft space area, gas fire central heating and double glazing.

## Vendor Comments

*Lovely family home with lots of happy memories.*



PROPERTY BUREAU



Total Area: 127.7 m<sup>2</sup> ... 1375 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Location

Napier Avenue is within easy reach of the local pub, golf club, shops, main bus route and the train station. The village itself is in an attractive semi-rural location a short drive from both Helensburgh and Dumbarton where there are an excellent range of amenities with large retail units. Cardross offers a nearby local primary school, and the modern Hermitage Academy is within 3 miles of the property. The excellent half hourly train service to Glasgow city centre and Edinburgh is within a short walk.





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