



PROPERTY  
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Gooseholm Crescent  
Dumbarton  
G82 2AR

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## Offers Over £255,000

This beautiful 4 bedroomed Semi Detached Villa is situated on a large, level corner site and has been maintained to an exceptional standard by the present owners.

The property itself comprises a two storey semi detached finished with low maintenance facing brick beneath a pitched concrete tiled roof. The property has been improved with quality double glazed windows and doors, new central heating system and is set within lovely gardens which feature a neat perimeter brick wall.

At the front, the gardens are level and have a neat lawn to one side with stocked borders and a chipstone area underneath the lounge window. The other side of the front garden is also lawned and continues round to the side which is a great size and has been divided into two sections by way of timber fence and gate.

The rear garden is facing south west facing and therefore benefits from excellent sunshine with the area itself designed for low maintenance having a large mono block area and a wide driveway providing parking for several vehicles.

This impressive style of home is one of only a handful of similar built properties in the area and at over 1200 ft.<sup>2</sup> makes it an exceptional size family property with excellent sized rooms throughout.



## Home Report Valuation £265,000

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

Council Tax Band D

EPC Rating D





The accommodation comprises main front door opening to an entrance vestibule with door to the side opening to large storage cupboard and a further door to the main hallway.

The hallway has a double turn staircase at one side with further under stair storage cupboard, fitted carpet and access to downstairs rooms. Downstairs cloakroom which is a great size and has a modern two piece suite and window to the side.



Impressive main lounge living room with feature fireplace and a picture window to the front. The large dining sized kitchen has a range of floor and wall storage units with quality integrated appliances, ample work top surface on three sides and plenty space at the far side for a good size dining or breakfasting table beside which a door opens directly to the rear garden.

Also on the ground floor is a a downstairs double bedroom which is currently used as a second sitting room.

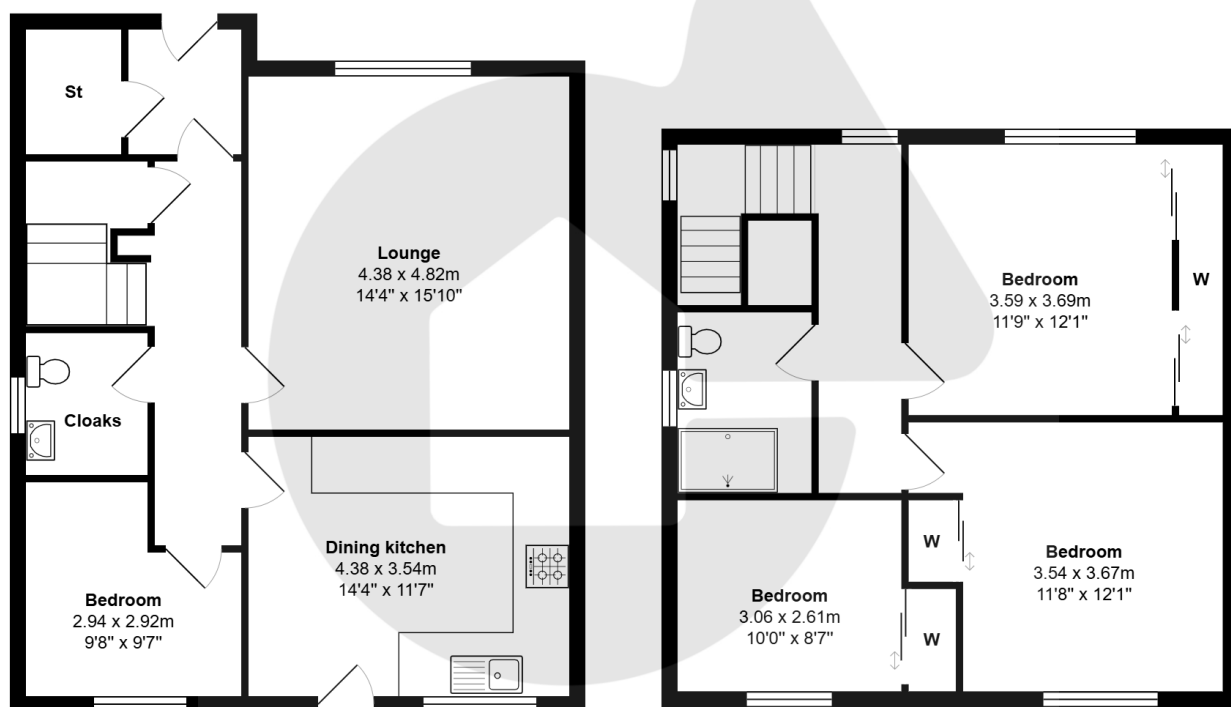


On the upper floor there are three large double bedrooms with built in wardrobes and a main family bathroom comprising double shower enclosure, wash hand basin and WC.

The property further benefits from gas central heating, double glazing and has access to a loft storage space.

## Vendor Comments

*This has been a fantastic home we have loved owning although is now too big for our needs so we hope the next buyers enjoy as much as we have.*



Total Area: 120.2 m<sup>2</sup> ... 1294 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Location

Many amenities lie within 5 minutes by car. The much admired Levensgrove Park provides sports and recreation, The Meadow Leisure Centre is within 400 yards, golf, tennis and bowling clubs in abundance, and shopping in High Street and St James Park hosting major retail outlets such as Asda, Argos, Lidl, B&M, M&S and Morrisons. Within 10 minutes travel time to Balloch and Loch Lomond National Park catering for a wider range of leisure and water pursuits. The A82 is on the doorstep, while Dumbarton Central railway station is a 10 minute walk and provides 6 trains per hour to Glasgow city centre for the commuter. Direct service also available to Balloch, Helensburgh and Edinburgh Waverley







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