

6 Highmains Avenue, Dumbarton, West  
Dunbartonshire



Offers over  
£179,995

**SBXPROPERTY**  
ESTATE & LETTING AGENTS



Email  
[all@sbproperty.co.uk](mailto:all@sbproperty.co.uk)

Phone  
01389 731730

Website  
[www.sbproperty.co.uk](http://www.sbproperty.co.uk)







## Description

Most appealing **TWO BEDROOM EXTENDED** mid terrace villa offered to the market in excellent decorative order. Numerous upgrades have been taken by the current owners, in addition the property has good room sizes, an extended kitchen and South facing enclosed rear gardens making this an ideal family home.

**Accommodation:** Entrance hallway leading to generous size lounge with large picture window, focal wall with fire surround and electric fire inset, dark "Oak effect" laminate flooring with ceiling cornice and attractive two-tone decorative finishes. Inner hallway with handy W.C and wash hand basin combined and storage cupboard located off, additional large storage cupboard with shelving and tumble drier. Modern extended breakfasting kitchen comprising a good range of fitted wall and base a mounted units in "Light Stone and White" colour schemes with contrasting work surfaces. Sink and drainer with mixer tap, washing machine, integrated fridge and freezer, dishwasher, laminate flooring and recessed LED ceiling lighting, wall mounted combination boiler, space for table and chairs. Door to rear gardens.

**Upper:** Front facing double bedroom, large storage cupboard with dual doors, neutral decor, and carpeted flooring, second rear facing double bedroom currently used as a nursery. Both bedrooms have ample floor area for free standing furniture. Modern family bathroom comprising "P" shaped bath with mains operated shower over and tempered glass screen, vanity unit with close couple W.C and wash hand basin inset. Full ceramic tiling to walls, waterproof laminate flooring, and ceiling downlighters. Loft access from hallway.

**External:** Front garden has been fully paved offering parking facilities for two vehicles, superb South facing rear gardens with large artificial lawn, patio and decking areas with timber shed, the gardens are fully enclosed with gate access.

**Additional benefits:** New windows and composite door installed in 2021, gas central heating. The property is sure to generate significant interest, and early viewing is highly recommended.

EPC:D65: 3500-5951-0722-4126-1763

THE HOME REPORT CAN BE DOWNLOADED FROM OUR OWN WEBSITE OR RIGHTMOVE.

## Floorplan & Room Sizes



**Lounge** 4.35m x 3.65m (14'4" x 12'0")

**Breakfasting Kitchen** 4.3m x 2.8m (14'1" x 9'2")

**Downstairs W.C** 0.95m x 1.6m (3'1" x 5'2")

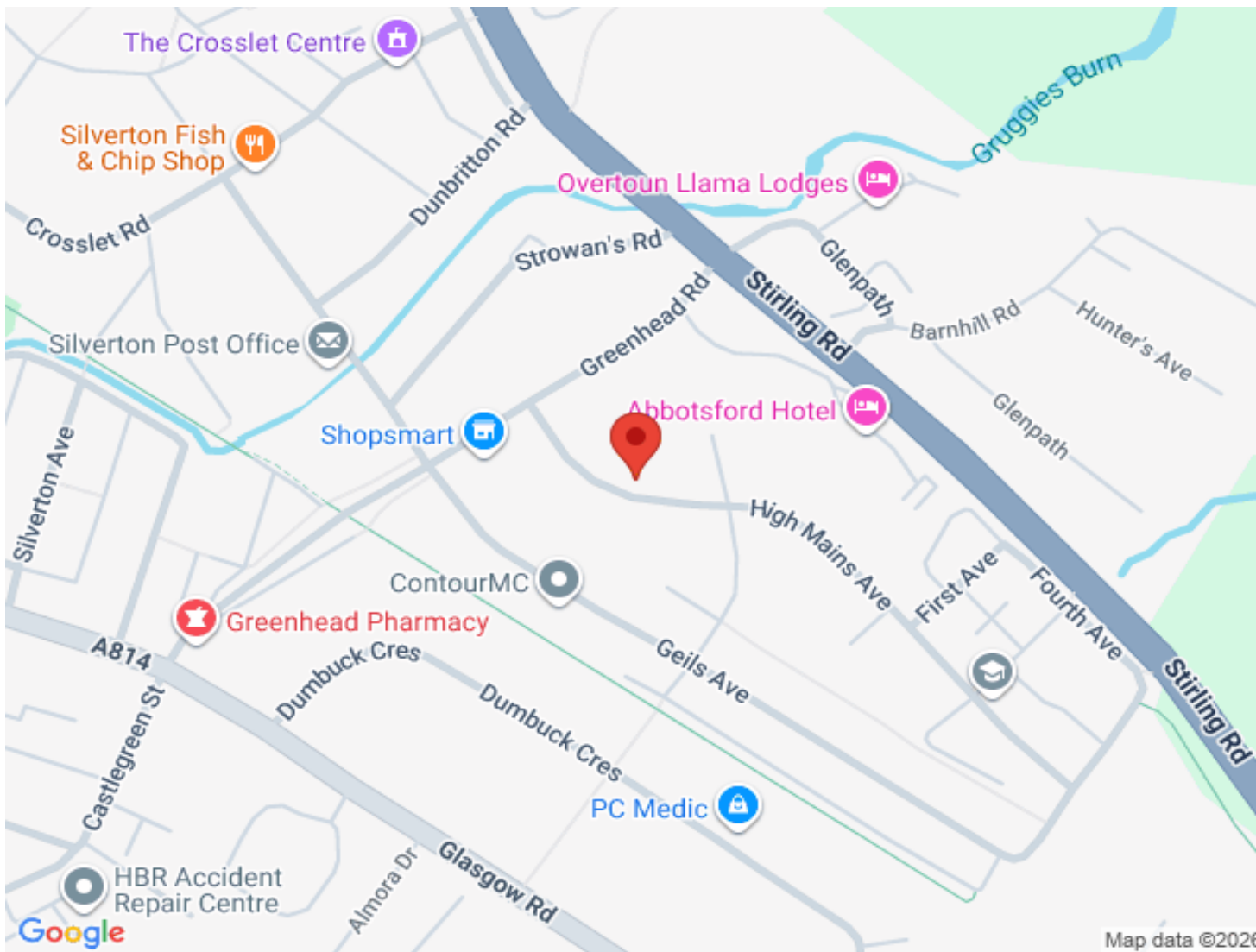
**Bedroom 1** 3.65m x 3.1m (12'0" x 10'2")

**Bedroom 2** 2.45m x 2.85m (8'0" x 9'5")

**Bathroom** 2.15m x 1.6m (7'1" x 5'2")







To view a copy of the home report please visit our website [www.sbproperty.co.uk](http://www.sbproperty.co.uk)

**PLEASE NOTE**

These property details are set out as a general guideline only. They do not constitute any part of an offer or contract.

**MEASUREMENTS:** All measurements are taken with an electronic digital measuring device. We strongly advise all prospective purchasers take their own measurements before ordering carpets, blinds, furniture etc. **APPLIANCES:** The electrical, gas powered appliances and heating systems have not been tested as working by us, we recommend that you instruct your own independent evaluation of these. **FIXTURES AND FITTINGS:** All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. These particulars are believed to be correct, however their accuracy cannot be guaranteed.



Email  
[all@sbproperty.co.uk](mailto:all@sbproperty.co.uk)

Telephone  
01389 731730