

Denny Road , Dumbarton, West
Dunbartonshire



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Offers Over
£265,000

SBXPROPERTY
ESTATE & LETTING AGENTS



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Description

SB Property present this deceptively spacious Three Bedroom Mid Terraced Villa within sough after Castle Quay development, Dumbarton. Internally the property has been well maintained throughout with new windows and doors installed in 2023 (10 year warranty).

Entrance hallway with downstairs WC off leading to bright and airy lounge leading with understairs storage cupboard. into dining kitchen. Alcove into contemporary dining kitchen with defined area for dining table and chairs and patio doors leading to rear gardens. Modern kitchen fitted with a range of wall and base units in a combination of white and dark wood finishes with coordinated work surfaces and tiled splashbacks. Stainless steel sink and drainer with added feature of a boiling hot water tap. Induction hob, extractor hood and Neff electric oven. There is space for additional white goods (not included in the sale).

Upper accommodation comprises front facing master bedroom with fitted wardrobes and en suite shower room. Second rear facing bedroom also features fitted wardrobes with sliding doors and third front facing bedroom includes a useful storage cupboard. The fully tiled family bathroom was refitted in 2023 and comprises vanity unit incorporating WC and wash hand basin. P-shaped bath with shower screen and shower inset.

Multi-car monobloc driveway to the front providing excellent off-street parking. Gardens to the rear feature a patio area, lawn section and are fully enclosed by timber fencing. Additional features include gas central heating, double glazing, a new front door and access to a partially floored loft via a hatch in the upper hallway. Windows and doors were fitted by CR smith in 2023 and have a 10 year warranty.

Early viewing is highly recommended to fully appreciate the standard of accommodation available.

Floorplan & Room Sizes



1ST FLOOR



2ND FLOOR

Lounge 4.3m x 5.3m (14'1" x 17'5")

Kitchen 2.7m x 3.7m (8'11" x 12'1")

Dining Area 2.5m x 3.7m (8'2" x 12'1")

Master Bedroom 3m x 4m (9'10" x 13'1")

Bedroom Two 3m x 3.15m (9'10" x 10'4")

Bedroom Three 2.3m x 2.85m (7'6" x 9'5")







To view a copy of the home report please visit our website 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.



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