

Glen Esk Gardens, Dumbarton

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Offers over
£270,000

SBXPROPERTY
ESTATE & LETTING AGENTS



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Description

Attractive and well-proportioned FOUR BEDROOM SEMI DETACHED VILLA offered to the market in move in condition.

Lower accommodation: Broad entrance hallway with handy storage cupboard and downstairs W.C located off. Generous lounge/diner with space for table and chairs. French Doors leading to back garden area and walk-in storage cupboard. Garage conversion currently used as a sitting room could also be utilised as a fourth bedroom. Large storage cupboard. Modern kitchen with wall and base mounted units presented over three sides. Four burner gas hob and extractor hood. Eye level electric oven, integrated fridge, freezer and dishwasher. Stainless steel sink and drainer. Matching worksurfaces and co-ordinated splashback tiling. Handy breakfast bar section. Door to rear gardens.

Upper accommodation: Rear facing master bedroom with wall length fitted wardrobe assembly. En-suite shower room located off comprising WC, wash hand basin and shower cubicle with shower inset. Second front facing double bedroom and third rear double bedroom. All bedrooms have ample space for free standing furniture. Family bathroom comprising bath with electric shower over, wash hand basin and close couple W.C. Full height wall tiling round bath area. Loft access hatch on upper landing.

Front garden laid to lawn with pavioured driveway for ample space for two vehicles. Rear garden laid to lawn with patio area and side gate.

Additional benefits include gas central heating, double glazing and Current regulations smoke and heat detectors in place. Timber shed also included in the purchase price. Overall this larger semi-detached property has excellent room sizes and private gardens making this an ideal purchase for the growing family.

EPC(B81): 1092-7671-3022-2523-1063

Floorplan & Room Sizes



Lounge/diner 3.8m x 5.3m (12'6" x 17'5")

4th Bedroom/Sitting Room 2.95m x 4.95m (9'8" x 16'2")

Kitchen 3.5m x 3.45m (11'6" x 11'4")

Downstairs W.C 1.7m x 2m (5'7" x 6'7")

Master Bedroom 3.5m x 3.45m (11'6" x 11'4")

En-Suite 1.85m x 2.45m (6'1" x 8'0")

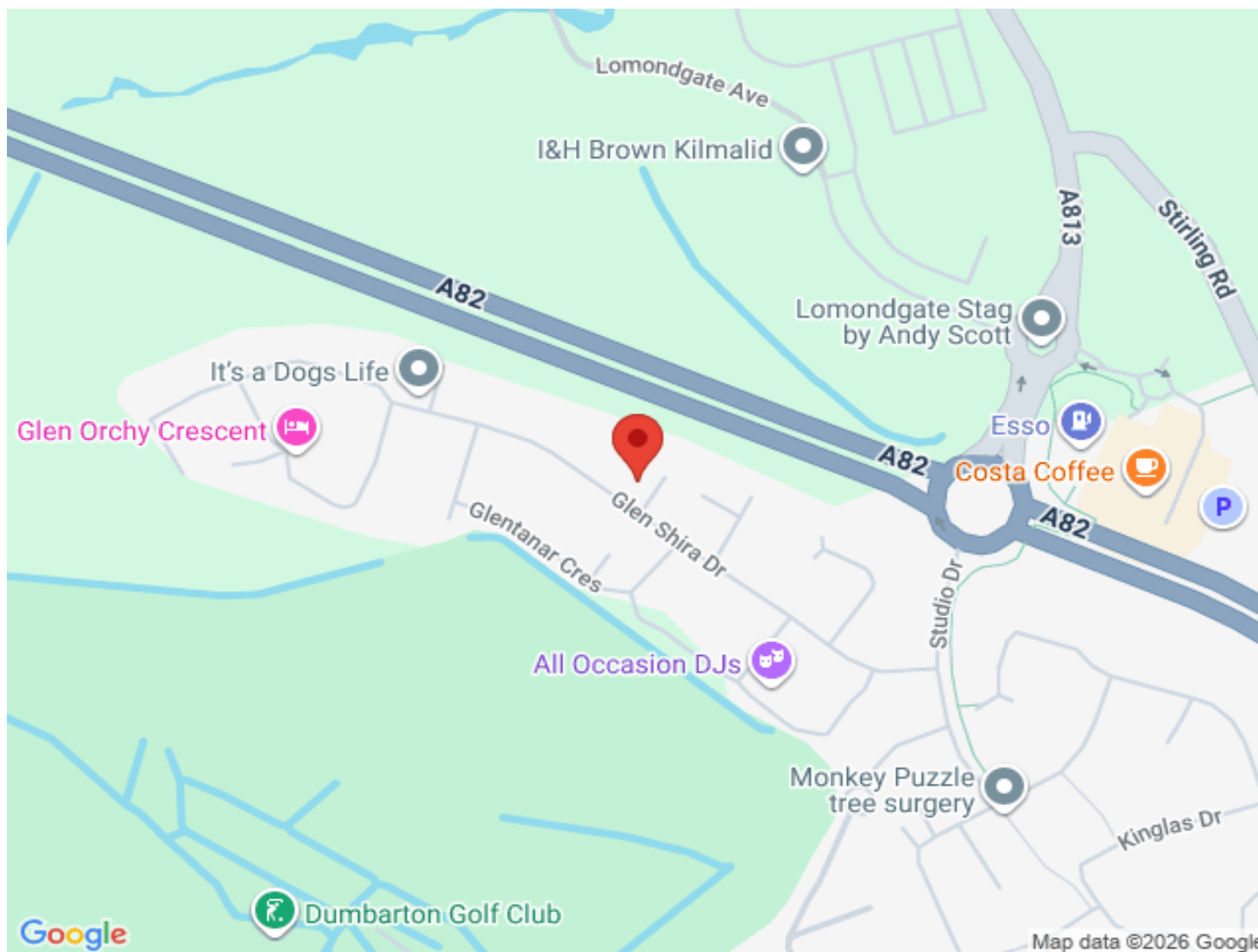
Bedroom 2 2.9m x 3.45m (9'6" x 11'4")

Bedroom 3 2.95m x 3.75m (9'8" x 12'4")

Family Bathroom 1.95m x 2.65m (6'5" x 8'8")







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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