

85 Bellsmyre Avenue, Dumbarton, West  
Dunbartonshire



Offers over  
£143,500

**SBX**PROPERTY  
ESTATE & LETTING AGENTS



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## Description

Superb **THREE DOUBLE BEDROOM Semi Detached Villa** set within extensive garden grounds and offered to the market in excellent decorative order. The property has well-proportioned room sizes and would make a perfect home for the growing family.

**Accommodation:** Brightly illuminated hallway with a set of French doors and double side screen opening to the garden area, laminate flooring and handy understairs storage cupboard. Formal lounge entered via half glass panel door, large picture window and dual hopsers overlooking the front garden, neutral decorative finishes, carpeting and recessed LED ceiling lighting. The kitchen has a good selection of fitted wall and base mounted units in a light beige with co-ordinated "walnut" effect worksurfaces. Stainless steel sink and drainer with mixer tap. Gas cooker with chimney style extractor hood. Washing machine, dishwasher and fridge/freezer. Tiled splashbacks and door to rear gardens. Modern shower room comprising quadrant shower cubicle with mains operated shower over, vanity unit with wash-hand basin inset and close couple W.C. Easy clean wet wall finish, wall mounted radiator and tiled flooring.

Rear facing master bedroom with wall length fitted wardrobe assembly and sliding doors, second front facing double bedroom with storage cupboard and third double bedroom also with storage cupboard. All bedrooms have ample floor area for free standing furniture. Landing storage cupboard and loft access hatch with drop down ladders.

**External:** Front garden laid to lawn with slabbed area leading to entrance steps. Fantastic side garden with large lawn and stone chipped areas offering superb parking facility for multiple vehicles. The sun trap rear garden has decking, patio and artificial turf areas with a large flower planter to one side and is wholly bound by timber fencing.

**Additional:** The current owners have undertaken numerous upgrades to the property and in addition a recently installed new roof covering and new roughcast. Included in sale are the kitchen appliances, summerhouse and timber shed. We highly recommend early viewing to avoid disappointment. Walk in condition.

EPC: C71: 0170-2311-5170-2396-1961

THE HOME REPORT CAN BE DOWLOADED FROM OUR OWN WEBSITE OR RIGHTMOVE

## Floorplan & Room Sizes



**Lounge** 4.05m x 4.05m (13'4" x 13'4")

**Kitchen** 4.05m x 3.19m (13'4" x 10'6")

**Shower Room** 1.95m x 1.9m (6'5" x 6'2")

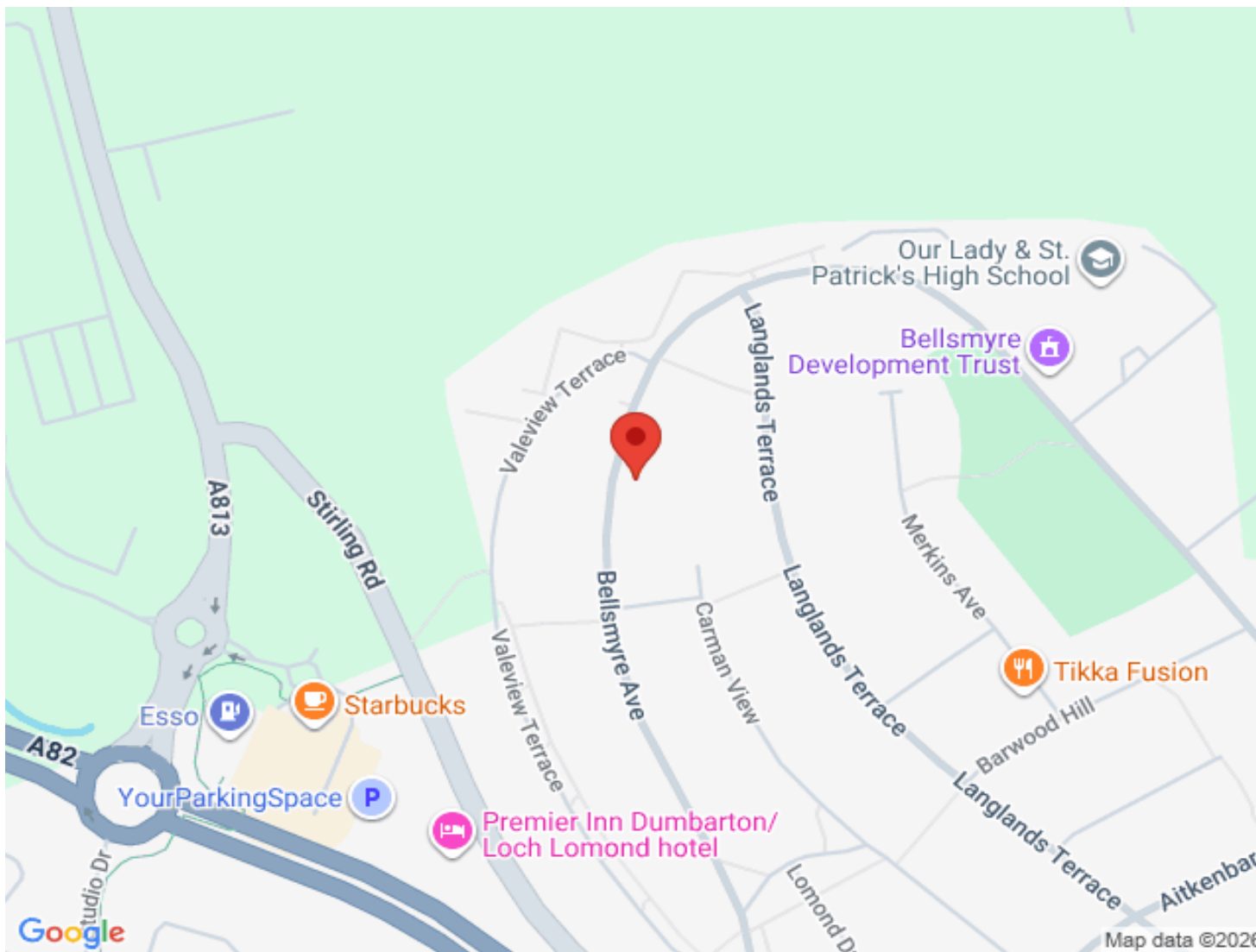
**Bedroom 1** 3.45m x 3.25m (11'4" x 10'8")

**Bedroom 2** 4.05m x 2.75m (13'4" x 9'0")

**Bedroom 3** 3.2m x 2.95m (10'6" x 9'8")







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.



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