

Glen Garry Close, Dumbarton

Offers over
£295,000

SBXPROPERTY
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Description

Very well proportioned FOUR BEDROOM DETACHED FAMILY HOME in prime cul-de-sac location. An ideal purchase for the growing family, the property has superb bedroom sizes and a flexible layout with the downstairs bedroom set up as a home office/dining room.

Accommodation comprises broad entrance hallway with "Millennium Oak Grey" laminate flooring, handy storage cupboard and plumbed cloak off comprising close couple W.C, wash hand basin and tiled flooring. Well-proportioned lounge with an attractive set of French Doors leading to the rear gardens, decorated focal wall and "Oak" effect laminate flooring, LED light fittings and handy understairs storage facility. Modern fitted kitchen with a superb range of wall and base mounted units in a rich Anthracite and Dove two-tone colour scheme. Four burner gas hob, eye level double oven and extractor hood. Sink and drainer with mixer tap. Integrated appliances include fridge-freezer, dishwasher and handy breakfast bar. Textured tiled splashbacks with co-ordinated worksurfaces and under unit lighting finished with matching floor tiling and LED recessed lighting. Downstairs fourth bedroom with large storage cupboard. This flexible room is currently utilised as an office which is ideal for the home worker or could be used for formal dining purposes.

Upper floor: Rear facing master bedroom with built in wall length wardrobe providing good hanging and storage space. En-suite shower room off comprising shower cubicle with electric shower inset, vanity unit with wash hand basin and W.C inset. Front facing second double bedroom and third double bedroom with wall length fitted wardrobe assembly. The bedroom sizes are generous for a new build and can easily accommodate additional bedroom furnishings. Family bathroom comprising bath, vanity unit with wash hand basin and W.C inset. Attractive waist height wall tiling with emulsion finishes to remainder and tiled flooring. Landing: Storage cupboard and loft access hatch with drop down ladder set.

External: Easily maintained front garden grounds with fenced off lawn area and dual paved driveway. Sizeable rear garden mainly laid to lawn, slabbed area with cabin style shed and additional storage shed. Pergola with slabbed area ideal for that barbecue on a sunny night. The gardens are bound by timber fencing and access gate.

Floorplan & Room Sizes



Lounge 3.8m x 5.5m (12'6" x 18'0")

Breakfasting Kitchen 2.6m x 3.6m (8'6" x 11'10")

Fourth Bedroom-Home Office 5.1m x 2.6m (16'8" x 8'6")

Downstairs W.C 1.65m x 2.15m (5'5" x 7'1")

Master Bedroom 3.45m x 3.6m (11'4" x 11'10")

En-Suite Shower Room 2.25m x 1.9m (7'5" x 6'2")

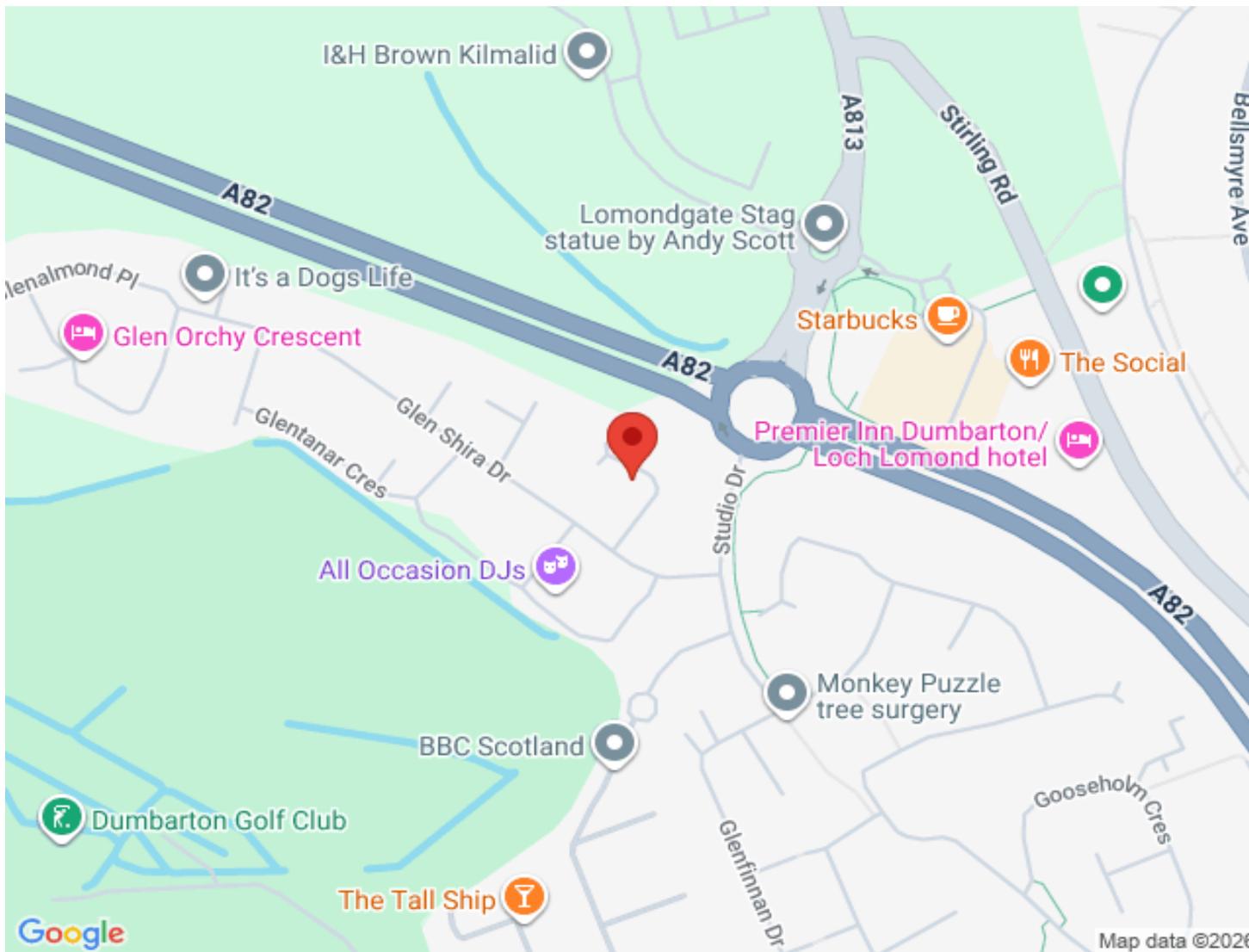
Bedroom 2 3.6m x 2.95m (11'10" x 9'8")

Bedroom 3 2.95m x 3.6m (9'8" x 11'10")

Family Bathroom 2.85m x 2.1m (9'5" x 6'11")







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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