

82 Ladyton, Bonhill, West Dunbartonshire

Offers over

£97,500



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SBXPROPERTY
ESTATE & LETTING AGENTS



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Description

An excellent opportunity to acquire this **THREE BEDROOM MID TERRACE VILLA** located in popular Ladyton Estate, Bonhill. The property has great room sizes, modern fitted kitchen with appliances, excellent storage facilities and an enclosed South-facing rear garden, an ideal first time buy.

Accommodation: Entrance hallway with dual storage cupboards off, generous full width "L" shaped lounge-diner, focal wall with fire surround and electric fire inset, large picture window, ceiling cornice and laminate flooring, door to rear garden area.

Large, fitted kitchen with "Beech" effect wall and base mounted units presented over three sides, integrated fridge and freezer, dishwasher and washing machine, gas cooker and extractor hood, sink and drainer, co-ordinated worksurfaces, tiled splash-backs and additional large storage cupboard.

Upper accommodation: comprises rear facing double bedroom with carpeting and matching decor, two additional double bedrooms both with neutral decor and carpeting, all bedrooms have ample space for free standing furniture.

Professionally installed wet room with electric shower, wash hand basin and W.C, full tiling to walls. Loft access and handy additional storage cupboard on top landing.

External: Well-tended South facing rear gardens with patio and artificial lawn, this aspect benefits from all day sunshine and is bound by timber fencing with gate to car park.

Additional benefits: Gas central, double glazing, timber shed and white goods included in sale.

EPC:C68: 0150-2030-1070-2726-4955 **THE HOME REPORT CAN BE DOWNLOADED FROM OUR OWN WEBSITE OR RIGHTMOVE.**

Floorplan & Room Sizes



Lounge-Diner 5.1m x 3.95m (16'8" x 13'0")

Kitchen 3.05m x 3.45m (10'0" x 11'4")

Bedroom 1 2.9m x 3.6m (9'6" x 11'10")

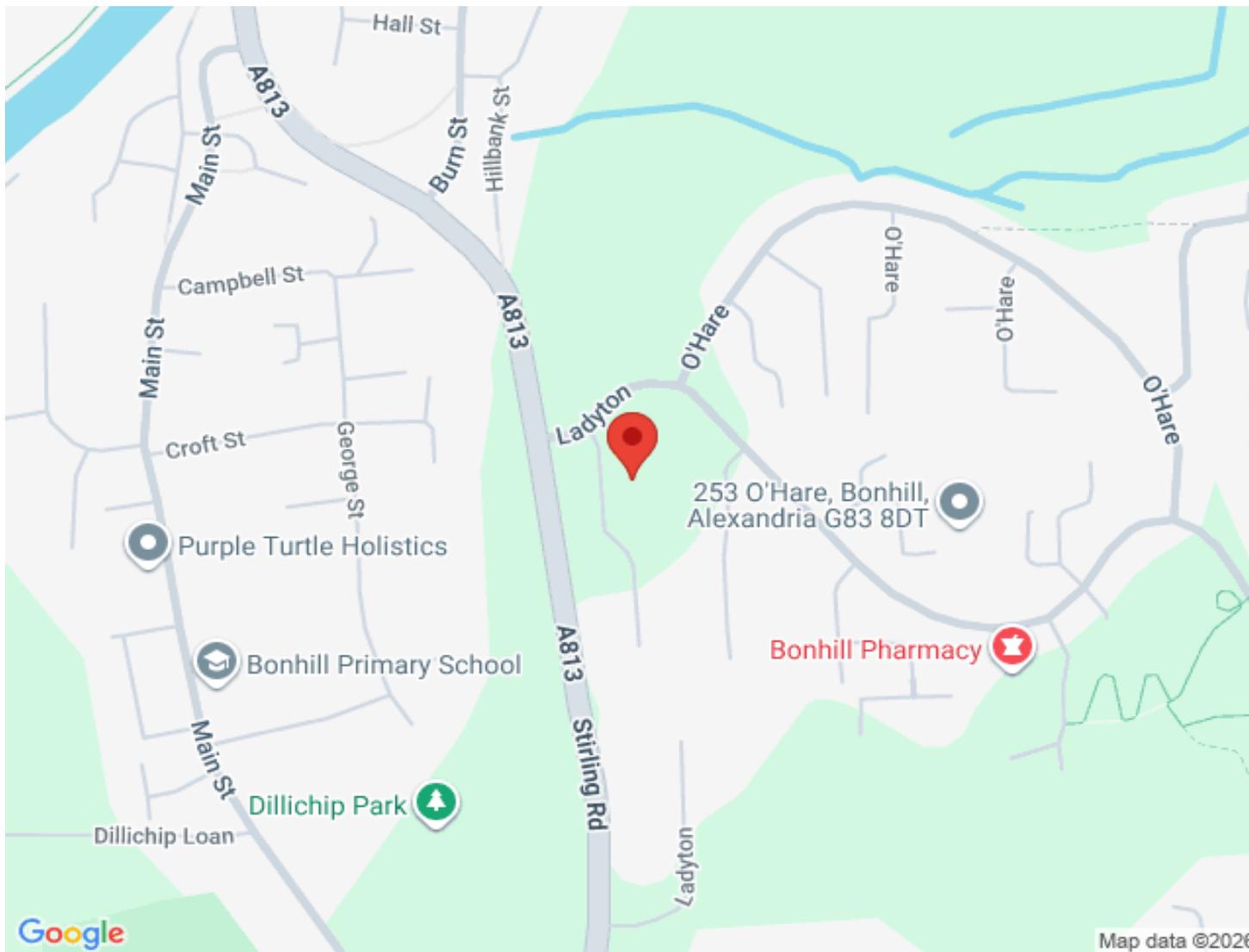
Bedroom 2 2.05m x 4.05m (6'8" x 13'4")

Bedroom 3 2.4m x 3.05m (7'11" x 10'0")

Wet Room/W.C 2.1m x 1.75m (6'11" x 5'8")







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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