

51 Park Street, Dumbarton, West
Dunbartonshire



Offers over
£248,500

SBXPROPERTY
ESTATE & LETTING AGENTS



Email
all@sbproperty.co.uk

Phone
01389 731730

Website
www.sbproperty.co.uk







Description

Immaculate **THREE BEDROOM SEMI DETACHED VILLA** with a great location on Park Street, Dumbarton. The property has been upgraded throughout and boasts a modern kitchen with appliances, modern bathroom, downstairs W.C and overall has good storage facilities making this an ideal buy for the growing family.

Accommodation: Entrance vestibule with plumbed cloak off comprising W.C, wash hand basin and wall mounted radiator. Formal lounge set out on an open plan basis with neutral decorative finishes and matching carpeting. Defined dining area with tiled flooring and French Doors leading to rear garden area. Well-proportioned modern fitted kitchen by Kitchen Depot with light grey colour wall and base units. Four ring gas hob, electric oven and chimney style extractor hood. Integrated washing machine. Free standing American style fridge freezer. Stainless steel sink and drainer with swan neck mixer tap assembly. Matching composite worksurfaces and return splashbacks with stainless splashback at hob. Tiled flooring, walk in storage cupboard and door to side gardens. Upgraded (2024) wall mounted combination boiler with Hive room thermostat operated handy Hive App.

Upper: Front facing double bedroom with wall length wardrobes with triple sliding mirrored doors. Second rear facing double bedroom also with wall length fitted wardrobe. Generous third bedroom with handy storage cupboard. All bedrooms have neutral decorative finishes and carpeting to the floors. Re-fitted bathroom (2024) comprising bath with mains operated shower over with dual dispenser heads, twin drawer vanity unit with wash hand basin inset, close couple W.C. Illuminated wall mounted mirror and chrome heated towel rail finished with marble effect easy clean wet wall and laminate flooring. Loft access hatch from landing.

External: Front garden laid to lawn in two sections with mature tree, off road parking with driveway for two vehicles. Private rear garden laid to lawn with slabbed patio area wholly bound by timber fencing with gate and timber shed.

The property is available to view and is not part of a sales chain, early viewing is highly recommended to avoid disappointment.

EPC:C79: 8616-9325-5100-0465-4296 **THE HOME REPORT IS AVAILABLE FROM OUR OWN WEBSITE OR RIGHTMOVE**

Floorplan & Room Sizes



FLOOR 1



FLOOR 2

Lounge 4.4m x 5.01m (14'5" x 16'5")

Dining Area 3.5m x 2.2m (11'6" x 7'2")

Kitchen 3.45m x 2.65m (11'4" x 8'8")

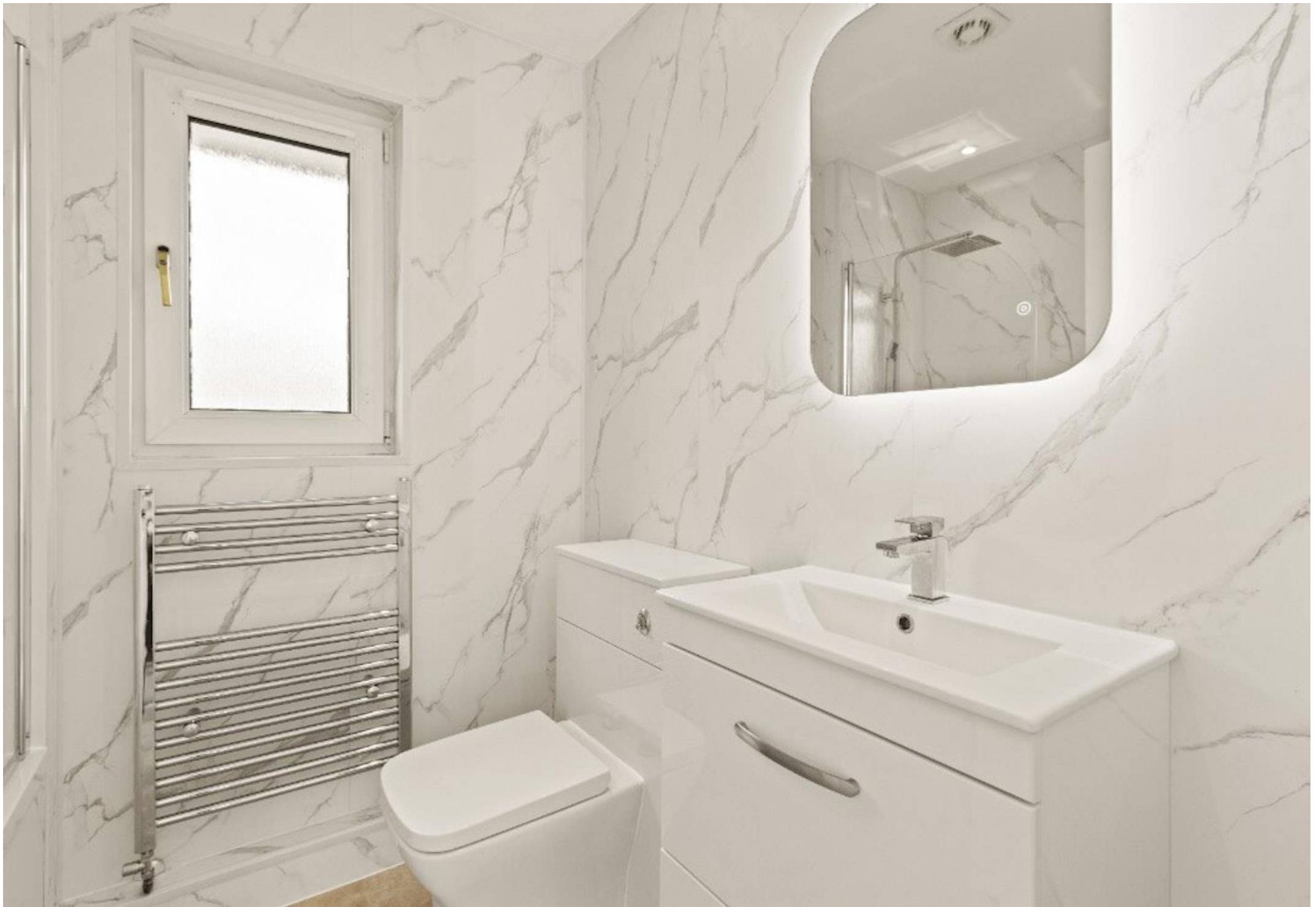
W.C 1.75m x 1.1m (5'8" x 3'7")

Bedroom 1 3.55m x 2.8m (11'7" x 9'2")

Bedroom 2 2.85m x 2.8m (9'5" x 9'2")

Bedroom 3 2.5m x 2.05m (8'2" x 6'8")

Bathroom 1.8m x 2.05m (5'11" x 6'8")







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.



Email
all@sbproperty.co.uk

Telephone
01389 731730