

23 Kingsway, Dumbarton, West  
Dunbartonshire G82 5BA



Offers over  
£137,500

**SBXPROPERTY**  
ESTATE & LETTING AGENTS



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# Description

Rarely available **TWO BEDROOM WITH FLOORED LOFT semi-detached villa** located in sought after Kingsway area of Dumbarton. This immaculate family size property has been completely upgraded and is offered to the market in true walk in condition.

**Accommodation:** broad entrance hallway with attractive herringbone style LVT flooring throughout the lower apartments, beautifully presented lounge-diner with large double glazed window assemblies at each end allowing ample natural light to the room, defined dining area suitable for table and chairs. Focal wall with wall mounted cabinet handy for AV equipment. Ceiling cornice with recessed ceiling LED lighting and attractive modern decorative finishes.

**Kitchen:** Very well appointed re-fitted (2022) kitchen with light stone coloured wall and base units presented over three sides. Four ring electric hob, eye level electric oven, and extractor hood. Integrated fridge, freezer and washing machine. One and half bowl sink and drainer. Breakfast bar with additional storage below, easy clean splash backs. New (2026) wall mounted combination boiler, understairs storage cupboard, recessed ceiling lighting and door to rear gardens.

**Upper:** Beautifully presented front-facing master bedroom, wall length fitted wardrobe assembly with triple mirrored sliding doors, cream carpeting and rich emulsion finishes, dual uPVC double glazed window assemblies overlooking the front garden. Access is gained from the principal bedroom leading to the floored loft which has been lined and decorated, this room is currently used as a sleeping compartment and has a "Velux" roof window for ventilation purposes. Second rear facing double bedroom also with wall length fitted wardrobe. Both bedrooms have ample floor area for free standing furniture. Stylish modern bathroom comprising "P" shaped bath with mains operated shower over, sensible use of easy clean tiled effect wet wall finishes, vanity unit with wash hand basin inset, close couple W.C and chrome heated towel rail. Tiled flooring and recessed LED lighting.

**External:** Land-scaped South facing rear gardens with patio area, large artificial lawn and attractive slabbed pathway, completely bound by timber fencing. Front garden dual stone chipped beds with pathway and bound by a combination of wrought iron and timber fencing.

**Additional benefits:** Overall the property has been completely upgraded with new windows and doors (2020), new kitchen (2023), new boiler (2026), new bathroom (2019) it has also been replumbed and rewired with a replacement board installed, the roof is believed to have been replaced just prior to ownership, the creation of the floored and lined loft was undertaken (2019). The property has been professionally decorated throughout. Early viewing is essential to appreciate the high standard of accommodation on offer.

EPC: D56: 2001-1015-5204-8166-5200 **The home report is available from our own website and Rightmove.**

## Floorplan & Room Sizes

**Lounge-Diner** 6.4m x 3.6m (21'0" x 11'10")

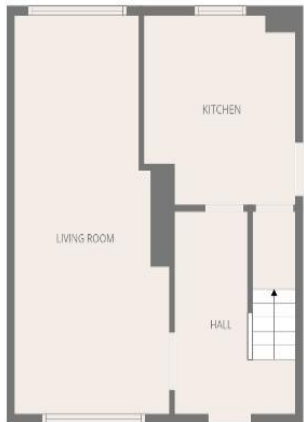
**Breakfasting Kitchen** 3.05m x 3.05m (10'0" x 10'0")

**Bedroom 1** 4.2m x 2.85m (13'10" x 9'5")

**Bedroom 2** 3.7m x 3.45m (12'1" x 11'4")

**Floored Loft** 5.65m x 3.45m (18'6" x 11'4")

**Bathroom** 2.45m x 1.6m (8'0" x 5'2")



1ST FLOOR



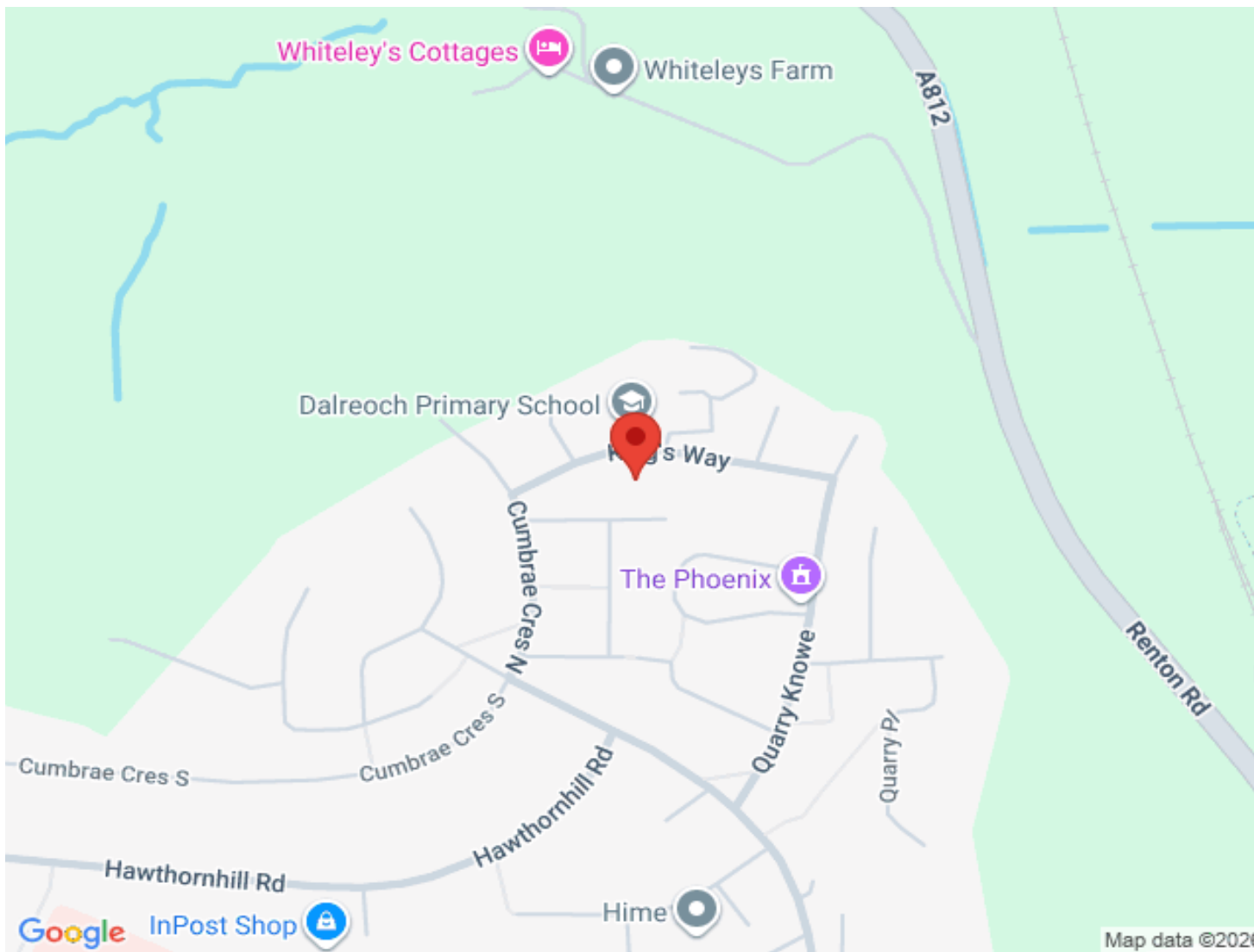
2ND FLOOR



3RD FLOOR







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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