

8 Cutty Sark Place, Dumbarton, G82 1BP

Offers over
£269,995



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Description

Immaculate **THREE-BEDROOM SEMI DETACHED VILLA** in highly desirable Cutty Sark Place, Dumbuck, Dumbarton East. The property has been upgraded throughout and boasts a generous lounge, modern dining kitchen with integrated appliances, modern bathroom, downstairs W.C and master en-suite shower room additionally all rooms are well-proportioned and private gardens make this an ideal buy for the growing family.

Accommodation: Entrance vestibule with plumbed cloak off comprising W.C, vanity unit with wash hand basin and chrome vertical towel rail.

Generous formal lounge, papered focal wall with Limestone fire surround and living flame gas fire inset, ceiling cornice and "Dark Oak" effect laminate flooring, glazed French Doors leading to kitchen area. Well-appointed modern fitted kitchen with white wall and base mounted units, four ring electric hob, double oven and extractor hood. Integrated appliances include: washing machine, dishwasher and Fridge-Freezer. Handy island with breakfast bar end and additional storage. Defined dining area ideal for formal or informal dining arrangements. Large walk in storage cupboard, fully glazed doors to rear gardens.

Upper: Front facing master bedroom with wall length fitted wardrobe assembly and dual bi-fold doors, en-suite shower room with attractive light and dark grey wall and floor tiling, cubicle with shower over, vanity unit with wash hand basin inset, close couple W.C and chrome vertical heated towel rail. Second rear facing bedroom also with wall length fitted wardrobe assembly, mirrored sliding doors. Third bedroom. All bedrooms have ample floor area for additional furnishings. Dual storage cupboards located off hall landing and loft access hatch.

Modern family bathroom comprising bath with mains operated shower over, wall mounted wash hand basin, close couple W.C and chrome heated towel rail. Wall and floor tiling and recessed ceiling lighting.

External: Front garden laid to lawn with pavioured driveway, well-tended South Facing rear gardens with composite decking and stone chipped areas bordered by attractive brick-built planters, a further fenced off lower section with artificial turf and patio areas.

Additional Benefits: D.G and G.C.H, garden sheds **The property is available to view and is not part of a sales chain** Early viewing is highly recommended to avoid disappointment. EPC: 9594-1015-6203-6776-4200 **THE HOME REPORT IS AVAILABLE FROM RIGHTOVE or OUR OWN WEBSITE**

Floorplan & Room Sizes



1ST FLOOR



2ND FLOOR

Lounge 5.05m x 4.4m (16'7" x 14'5")

Dining Kitchen 3m x 2.85m (9'10" x 9'5")

Downstairs W.C 0.8m x 1.55m (2'7" x 5'1")

Bedroom 1 3m x 3.25m (9'10" x 10'8")

En-Suite shower room 2.25m x 1.85m (7'5" x 6'1")

Bedroom 2 3m x 2.85m (9'10" x 9'5")

Bedroom 3 2.05m x 3.45m (6'8" x 11'4")

Bathroom 1.9m x 1.65m (6'2" x 5'5")







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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