63 Argyll Avenue, Dumbarton, G82 3NS

Offers over £384,995

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Elevate Property Services are delighted to present this splendid FOUR bedroom detached family home In Dumbarton to market. This rarely available and highly sought-after property is situated at the end of a quiet cul-de-sac within a popular, family friendly estate. The garden grounds of this property must be seen to fully appreciate the vast space on offer. Conveniently located within a short distance of a host of local amenities and excellent transport links, early viewing is highly recommended for all interested parties.

Further Information

This beautiful property is quietly nestled within a well-regarded development of impressive family homes. To the front of the property, a driveway which can accommodate two cars and a low maintenance lawn garden is available. Access into the single garage is also available from the front of the property offering a flexible space that could be converted into additional living space, subject to planning consents.

On entrance into the welcoming hallway, you will get an immediate indication of the dimensions and high standard of accommodation on offer. Leading firstly to the neutrally decorated lounge which boasts large windows flooding this room with an abundance of natural light. A feature media wall with inset fire creates a warm and inviting space, perfect for relaxed evenings. The open-plan kitchen and dining room must be seen to appreciate the fantastic space on offer. This room has been cleverly designed with family meals and entertaining in mind. The modern fitted kitchen has been designed to a high specification with a vast array of wall and base units paired with woodblock worktops, creating a sleek and practical workspace. The kitchen further benefits from a Belfast sink and quality integrated appliances, including an eye-level oven, grill, microwave and dishwasher. A convenient cloakroom with wash-hand basin and W.C. completes the ground floor accommodation.

A carpeted stairway leads to the generously proportioned accommodation on the upper floor. The primary bedroom features fitted storage closets and an en-suite shower room which comprises of an enclosed shower cubicle with modern tiling, wash-hand basin and W.C. Three additional bedrooms are located on this level, two of which share a Jack and Jill shower room and also benefit from excellent fitted storage. An impressive family bathroom with stylish tiling and designer sink completes this floor hosting a bath, with shower over, wash-hand basin and W.C, creating a lovely relaxing space.

This property further benefits from excellent storage throughout and with further storage available within the attic area. Further benefits include double glazing, gas central heating and solar roof panels providing an excellent energy efficiency rating.

Access to the beautifully landscaped rear garden, which benefits from sun all day in warmer months, is available via the conservatory. This splendid space is fully enclosed providing a safe space for children and pets alike. With vast areas of lawn, composite decking with pergola and a children's play area, this is a fantastic space for all the family to enjoy. A superb summerhouse is also available which is flexible for a variety of uses, such as home office, gym or a games room.

Ideally situated within a short distance of highly sought after primary and secondary schooling, this property will particularly appeal to families with children of various ages. Also, with excellent transport links to local shopping centres, or further afield to Glasgow City and Loch Lomond area, the location is ideal.

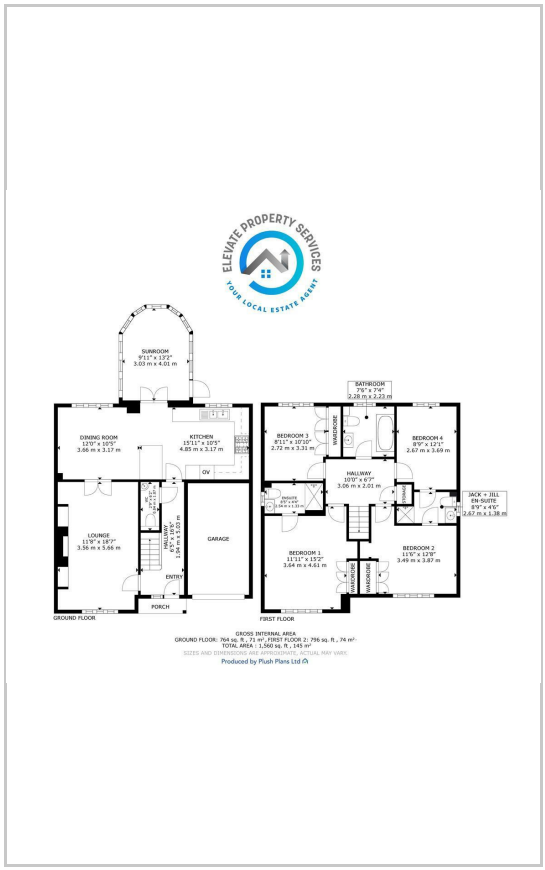
We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

Any areas, measurements or distances quoted are approximate and floorplans are only for illustration purposes and are not to scale. Thank you.

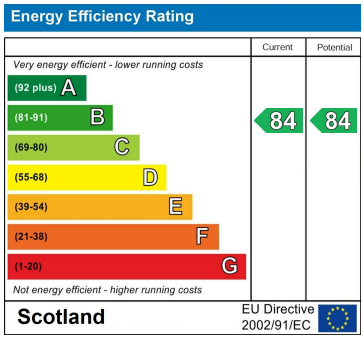
THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

Area Map

Floor Plans



Energy Efficiency Graph



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