

10 Glenfinnan Lane, Dumbarton, G82

2EW



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Offers over

£199,750

SBXPROPERTY
ESTATE & LETTING AGENTS



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Description

Attractive and well-proportioned **TWO-BEDROOM MID TERRACE VILLA** offered to the market in excellent decorative order, the property benefits from a good-sized lounge, modern fitted kitchen, utility room, downstairs W.C, two good sized bedrooms, good storage facilities and a South facing rear garden make this an excellent choice the first-time buyer.

Accommodation: Broad entrance hallway with laminate flooring leading to generous sized lounge with continued flooring and neutral decorative finishes. Breakfasting kitchen with a good selection of wall and base mounted units presented over two sides, four burner gas hob, electric oven and chimney style extractor hood, spaces for fridge/freezer and additional white goods. One and a half bowl stainless steel sink and drainer with mixer tap. Co-ordinated worksurfaces with matching returns and stainless-steel splash back to cooker area. Space for table and chairs. Large walk in understairs storage cupboard. Handy utility room off with washing machine and additional space for tumble drier, wall mounted "Ideal" combination boiler. Downstairs toilet comprising close couple W.C and wash hand basin. Door to rear gardens.

Upper: Front-facing master bedroom fitted wardrobe with sliding doors and large cupboard providing additional hanging and storage facilities. Second rear facing double bedroom also with built in wardrobe with sliding doors. Both bedrooms have ample space for free standing furniture.

Modern family bathroom comprising bath with mains operated shower over, vanity unit with wash hand basin inset and close couple W.C. Easy clean wet wall finish to full height round bath area and matching splash back at basin. Large storage cupboard off landing with loft access hatch and drop-down ladders.

External: Front garden laid to lawn and bordered by mature hedging, South facing rear garden with patio area and pathway, low maintenance artificial turf and stone chipped areas. The garden is fully bound by timber fencing with gate to car park area.

Additional benefits: DG and GCH, washing machine in addition the property has been freshly decorated, the property is adjacent to children's play area, timber shed. Early viewing is highly recommended to appreciate the high standard of accommodation on offer. **No property chain.**

EPC:C80:9298-1048-6233-2616-3220 **THE HOME REPORT CAN BE DOWNLOADED FROM OUR OWN WEBSITE**

Floorplan & Room Sizes



FLOOR 2

Lounge 3m x 3.95m (9'10" x 13'0")

Downstairs W.C 1.95m x 1.05m (6'5" x 3'5")

Kitchen 3.2m x 3.1m (10'6" x 10'2")

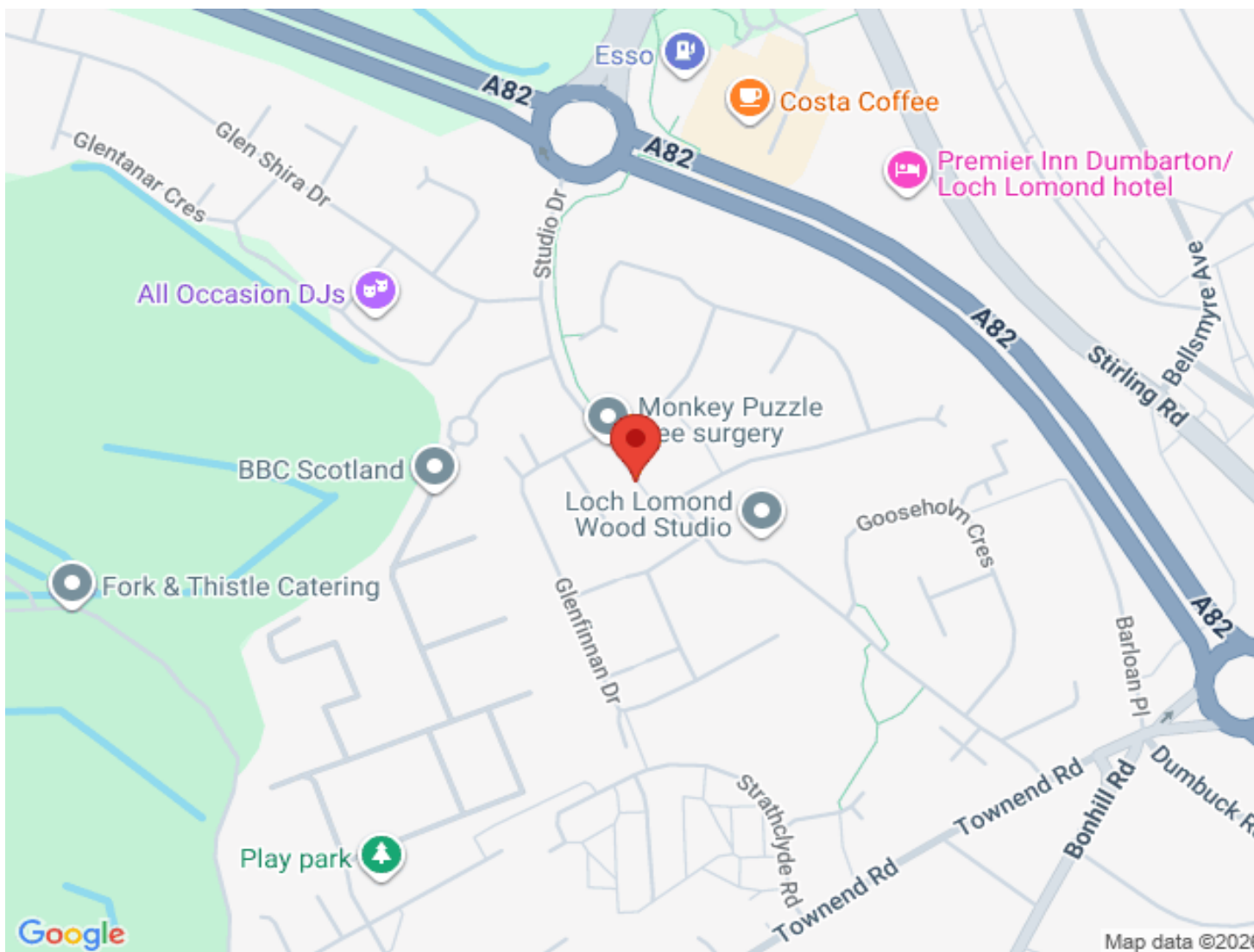
Bedroom 1 3.95m x 2.8m (13'0" x 9'2")

Bedroom 2 3.35m x 2.8m (11'0" x 9'2")

Bathroom 2.15m x 1.95m (7'1" x 6'5")







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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