

# 11 Waverley Terrace

DUMBARTON, DUMBARTONSHIRE, G82 5DN



*EXCELLENT THREE-BED END-TERRACE, BEAUTIFULLY UPGRADED, IDEAL FOR A COUPLE OR SMALL FAMILY, OFF-STREET PARKING, POPULAR AREA OF DUMBARTON*



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We are delighted to bring to the market this beautifully presented three-bedroom end-terraced home, set in a popular family-friendly street that's known for its neighbourly spirit. This lovely property makes a perfect home for any couple, as it is presented in great condition, leaving the lucky new owners nothing to do except move in and start enjoying it.

The accommodation comprises a beautifully bright and relaxing lounge/diner. The room features a box bay, offering a great place to sit and enjoy a coffee and a good book, and the space affords the owners plenty of options for furniture layouts.

## The Property





The modern kitchen is beautifully fitted in a stylish range of white units, with a cooker and space for a dishwasher, washing machine and freestanding fridge. It's clear the kitchen has been designed for both style and functionality, and it makes a great food preparation space for any chef to serve up a marvellous meal.





There are three good-sized bedrooms in this lovely home, all of which have ample space for free-standing furniture, and two have built-in cupboards. The family bathroom is beautifully finished with tiling to walls and an electric shower over the bath.





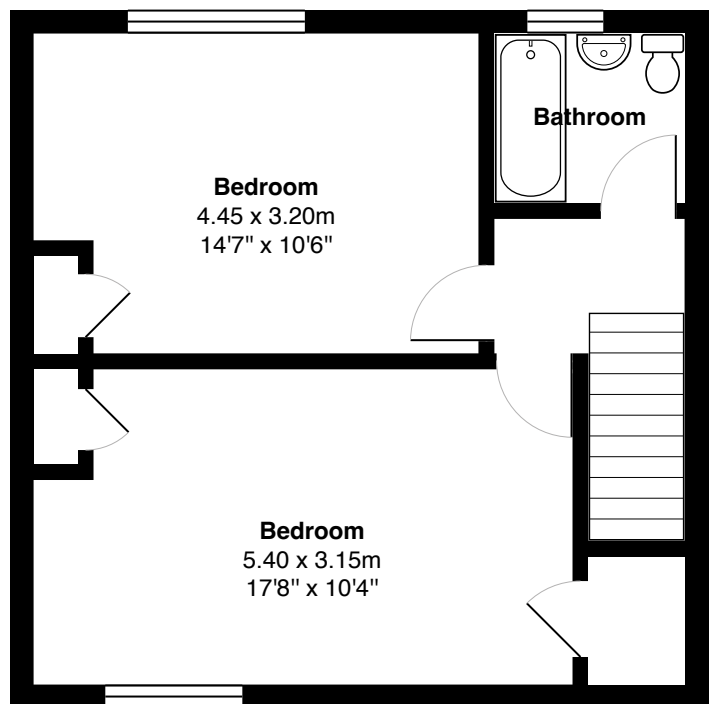
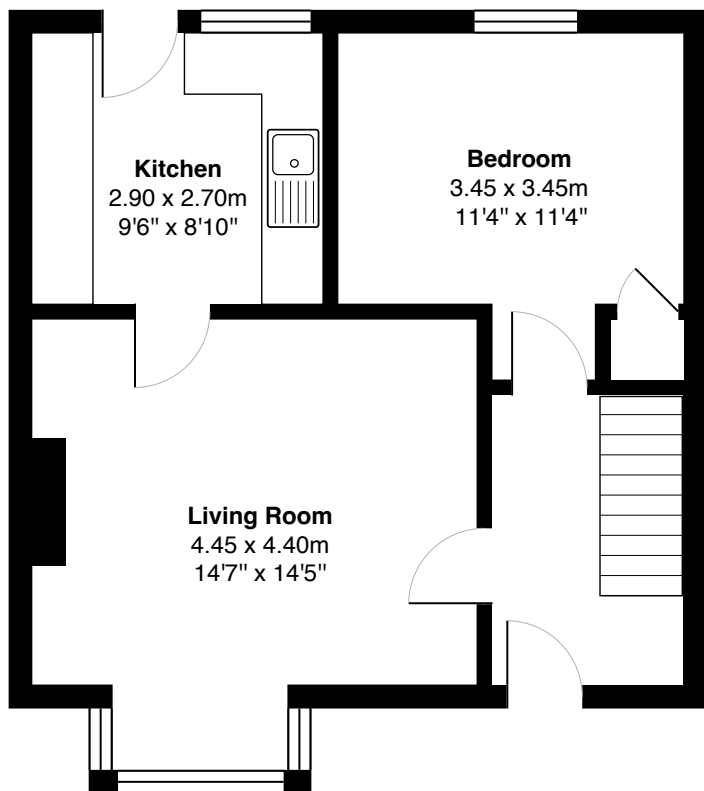












Gross internal floor area (m<sup>2</sup>): 82m<sup>2</sup>

EPC Rating: D

## Floor Plan



The home is kept warm and comfortable via double glazing and gas central heating. The tiered garden space offers the benefit of vehicle access for off-street parking to the rear of the property.

This great home would make an ideal buy for first-time buyers, a small family, or even a great investment property for a smart Buy-To-Let investor. Early viewing is strongly advised for anyone seeking an excellent family property, with all the hard work already done.







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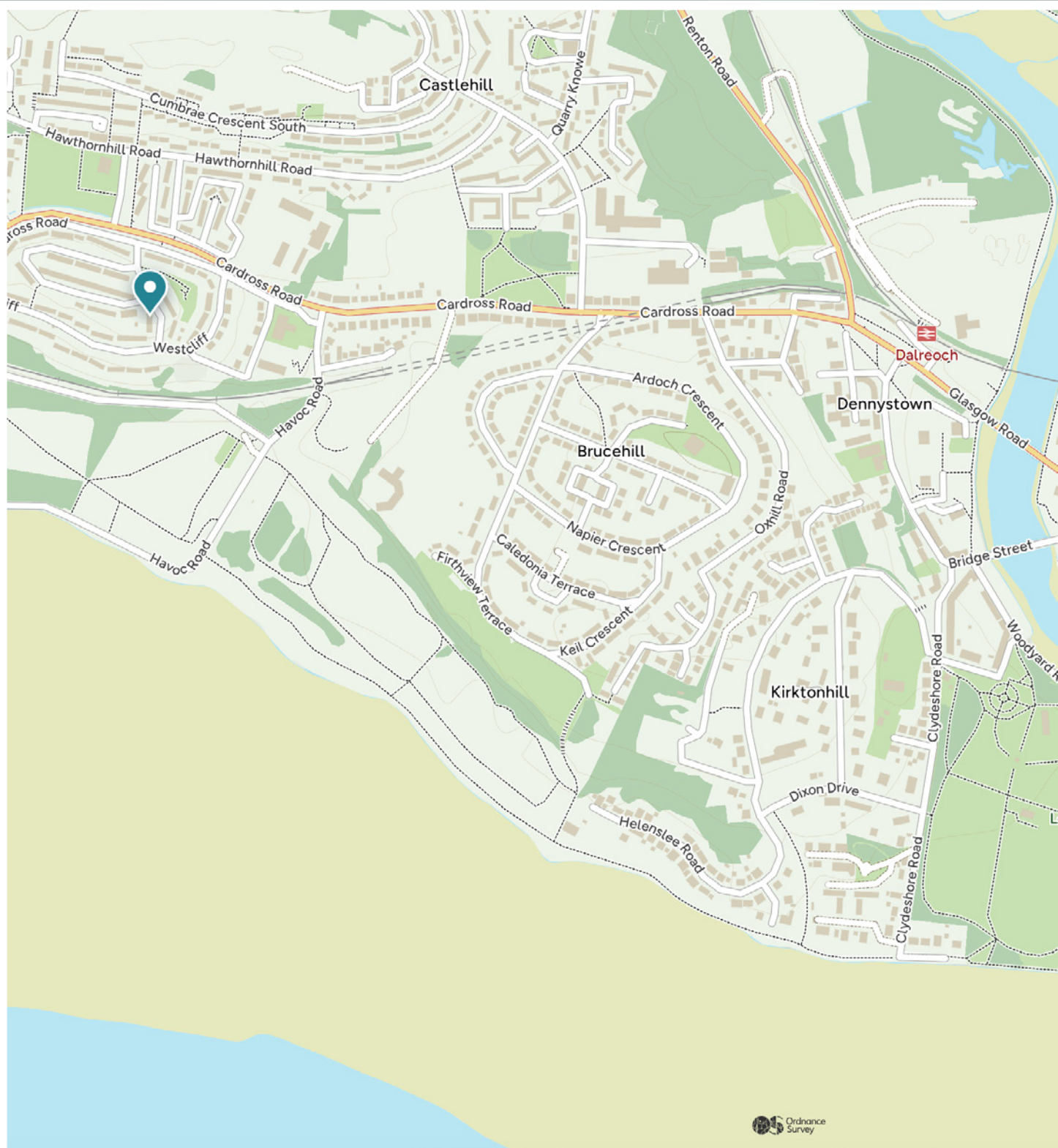
Dumbarton is a small historic town that sits beside the junction of the River Leven and River Clyde, fifteen miles downstream from Glasgow city centre. Dumbarton Castle, or the 'Rock', is an ancient fortress and was the capital of the Kingdom of Strathclyde in the 8th and 9th centuries. The town and surrounding area became a Royal Burgh in 1222. For 600 years, much of the history of the town is reflected in the history of Dumbarton Castle. Famous for shipbuilding and marine engineering in the latter part of the last century, in recent years Dumbarton has seen many changes, with extensive improvements to roads and facilities. It is now the administrative centre for West Dunbartonshire.

Dumbarton offers all the facilities of a small town, including several good secondary and primary schools, and is well served by public transport, along with an excellent railway station. The town has three public parks, a theatre, a large public library, sports complex and leisure pool. Within a few miles north of Dumbarton is The Loch Lomond National Park with walks, sailing, and all manner of outdoor activities available all year round. To the west is the attractive seaside town of Helensburgh. A few miles further west, the Western Highlands wait to be explored offering extensive walking and the opportunity to go skiing, climbing or sailing.

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## The Location





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