

25 Gooseholm Crescent, West  
Dunbartonshire G82 2AR



Offers over  
£205,000

**SBXPROPERTY**  
ESTATE & LETTING AGENTS



Email  
[all@sbproperty.co.uk](mailto:all@sbproperty.co.uk)

Phone  
01389 731730

Website  
[www.sbproperty.co.uk](http://www.sbproperty.co.uk)

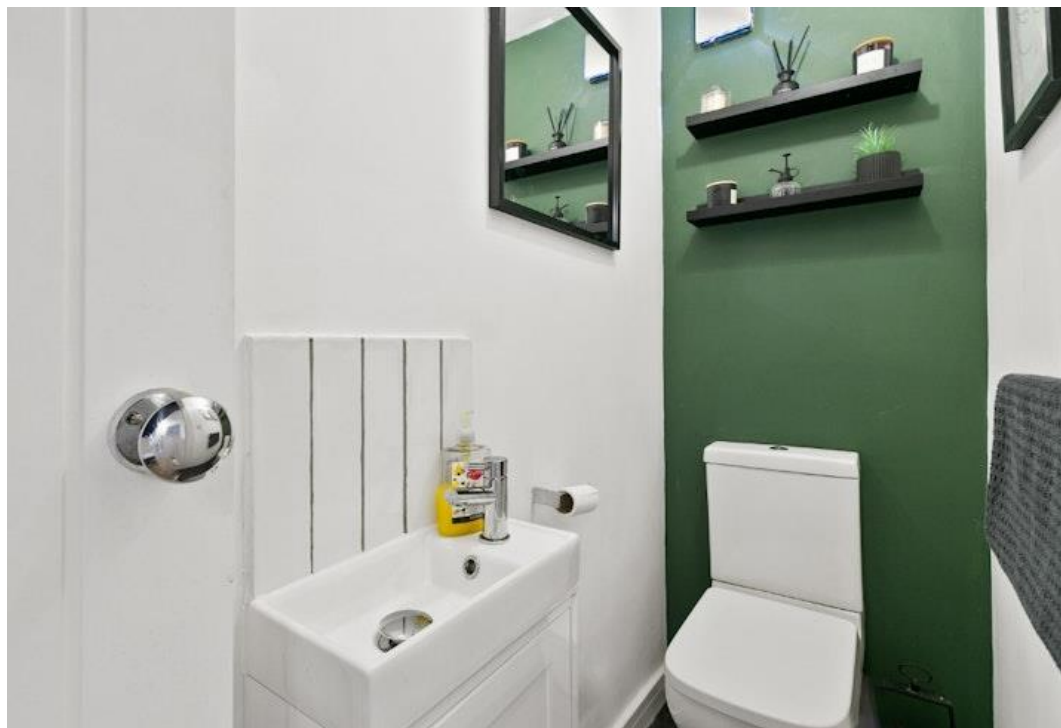












## Description

Stunning **TWO BEDROOM SEMI-DETACHED VILLA** offered to the market in absolute walk in condition. The current owners have modernised the property more or less from the ground up making this an ideal purchase for the first time buyer or downsizer, adding to the appeal is the corner site providing generous gardens and driveway for two or more vehicles.

**Accommodation:** Entrance vestibule with new glazing and new external door, storage cupboard, inner hallway with glass panel door and "Antique Oak" style high quality laminate flooring and handy understairs storage cupboard. Beautifully presented lounge, focal wall with professionally installed log burner and porcelain hearth, "Oak" effect mantel beam trim above. Continued flooring from hallway complimented with new skirting boards, ceiling cornice and co-ordinated decorative finishes. Dining kitchen extending to the full width of the property providing a good range of fitted units with matching worksurfaces and tiled splash backs. One and a half bowl sink and drainer with flex head tap, four burner gas hob, electric oven and extractor hood, dish washer, American style fridge freezer and washing machine, space for table and chairs and wall mounted vertical radiator. Door to rear gardens. Handy downstairs plumbed cloak accessed from hallway, comprising Close Couple W.C, vanity unit with wash hand basin inset.

Front facing Master bedroom with attractive "Wainscoting" trim to focal wall, built in wardrobe assembly with dual doors, ceiling cornice and downlighters. Rear facing second double bedroom currently used as a nursery, this room also has feature panelling to the focal wall and built in wardrobe assembly with dual doors. Stunning re-fitted bathroom (2025) comprising shaped bath with mains operated shower over, dual dispenser heads and matching screen. Stylish two drawer free-standing vanity unit with wash hand basin inset and close couple W.C. Two additional storage cupboards located off top landing and access hatch to part floored loft.

**External:** Easily maintained front garden and driveway with blonde stone chips and stone paving slabs. The rear garden has been sensibly divided with a grassed, patio and stone chipped sections. We highly recommend early viewing to appreciate the numerous upgrades and high standard of accommodation on offer.

EPC:C73:0320-1926-2202-2075-1204

The home report is available to download under EPC on Rightmove or from our own website.

## Floorplan & Room Sizes



**Lounge** 4.35m x 3.54m (14'4" x 11'7")

**Kitchen-Diner** 5.8m x 2.9m (19'0" x 9'6")

**W.C** 1.4m x 0.8m (4'7" x 2'7")

**Bedroom 1** 3.8m x 3.5m (12'6" x 11'6")

**Bedroom 2** 3.55m x 2.95m (11'7" x 9'8")

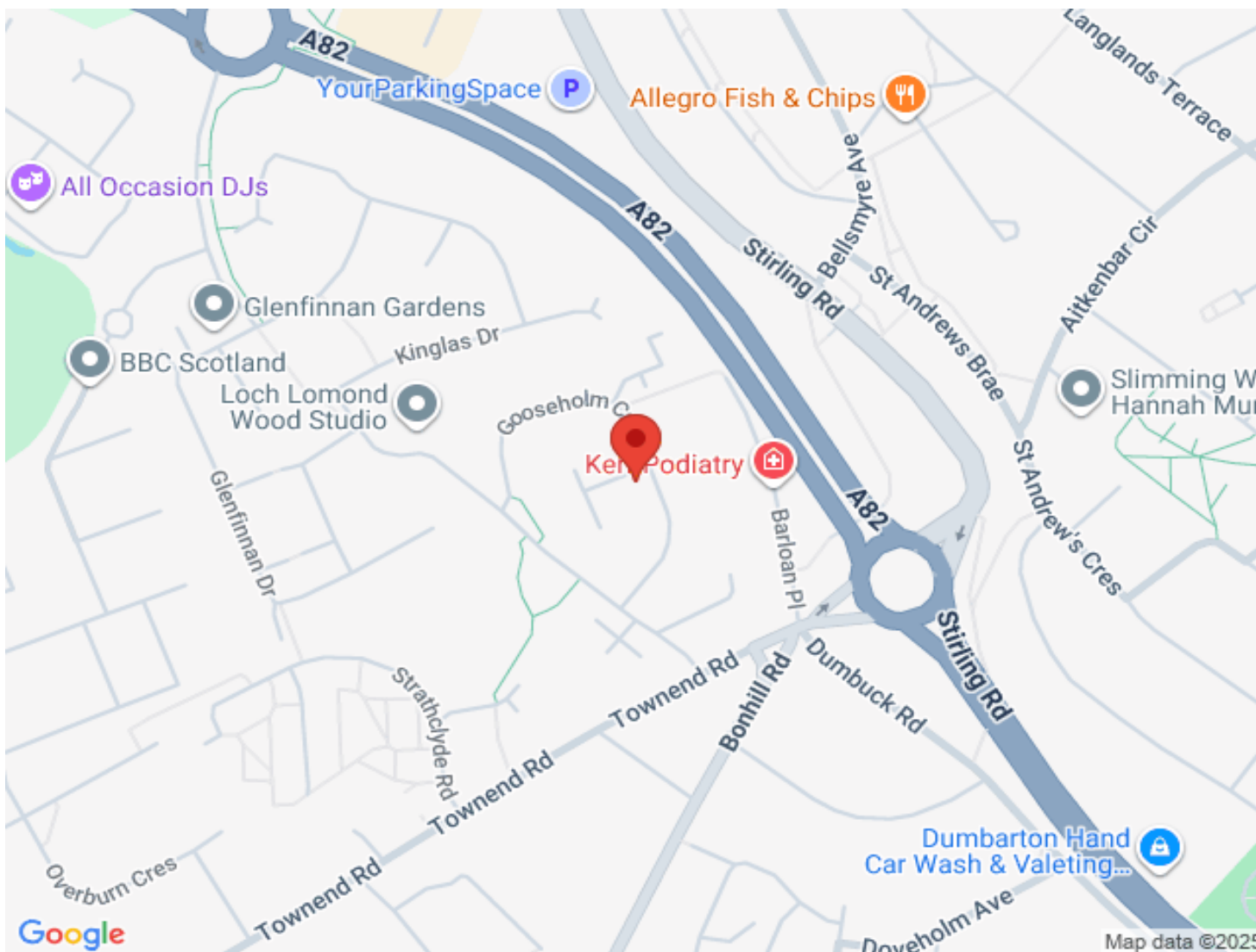
**Family Bathroom** 2.15m x 1.75m (7'1" x 5'8")











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.



Email  
all@sbproperty.co.uk

Telephone  
01389 731730