

Arran Avenue, Dumbarton



Offers Over
£148,000

SBXPROPERTY
ESTATE & LETTING AGENTS



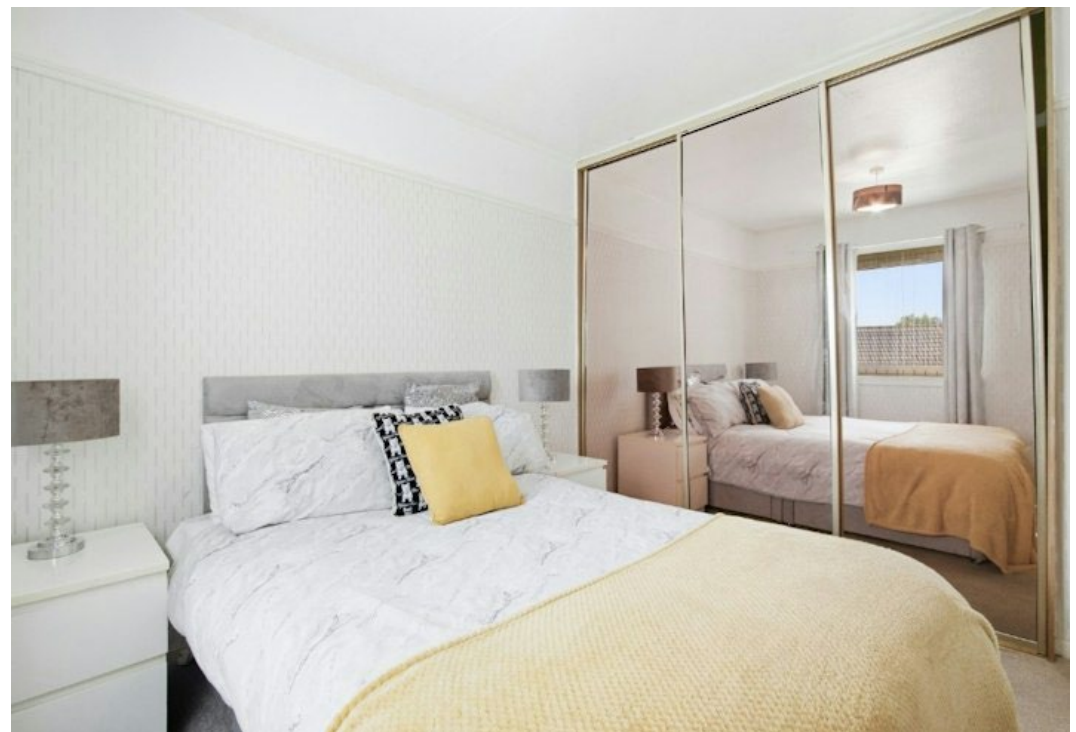
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Description

Rarely available THREE BEDROOM SEMI DETACHED VILLA with an enviable head of cul-de-sac location. This well-proportioned property features excellent bedroom sizes, off road parking and generous wrap around private garden grounds making this an ideal buy for the growing family.

Accommodation comprises broad entrance hallway leading to "L" shaped lounge/diner with focal wall with marble fire surround and living flame gas fire inset. Ceiling cornice and dual uPVC double glazed windows overlooking the front garden area. Defined dining area ideal dining table and chairs. Well-appointed kitchen with white high gloss units and matching chrome handles. Co-ordinated worktop surfaces and easy clean splashbacks. Double electric oven, four burner gas hob and extractor hood. Stainless steel sink and drainer with mixer tap. Door to rear porch with handy walk in storage cupboard and door access to garden area. The rear facing conservatory is an added sitting room for relaxation all year round.

Upper accommodation comprises front facing double bedroom with dual window assemblies and wall length fitted wardrobes with four piece mirrored sliding doors. Second rear facing double bedroom also with fitted mirrored wardrobe assembly. Third front facing double bedroom with storage cupboard. All bedrooms have ample floor area for additional free standing furniture. Modern shower room comprising full width walk in shower cubicle with mains operated shower over, vanity unit with close couple W.C and wash hand basin inset. Chrome heated towel rail. Easy clean wet wall finishes. Loft access hatch located on upper hallway.

Well maintained sun trap rear gardens with patio and dual lawn areas. Pathway to side and handy driveway for off road parking. Front garden with slabbed pathway and pavioured trimmed edging, lawn and mature shrub beds bound by timber fencing. Additional benefits include new roughcast coating, serviced central heating boiler and timber shed.

EPC(D) 0514-1020-5201-0276-1204 **PLEASE NOTE THE HOME REPORT IS AVAILABLE TO DOWNLOAD VIA OUR OWN WEBSITE UNDER DOCUMENTS OR ON RIGHTMOVE

Floorplan & Room Sizes



1ST FLOOR

2ND FLOOR

Lounge 4.9m x 3.35m (16'1" x 11'0")

Dining Area 2.45m x 3.35m (8'0" x 11'0")

Kitchen 3.55m x 3.05m (11'7" x 10'0")

Conservatory 3.75m x 3.1m (12'4" x 10'2")

Bedroom 1 3.5m x 3.75m (11'6" x 12'4")

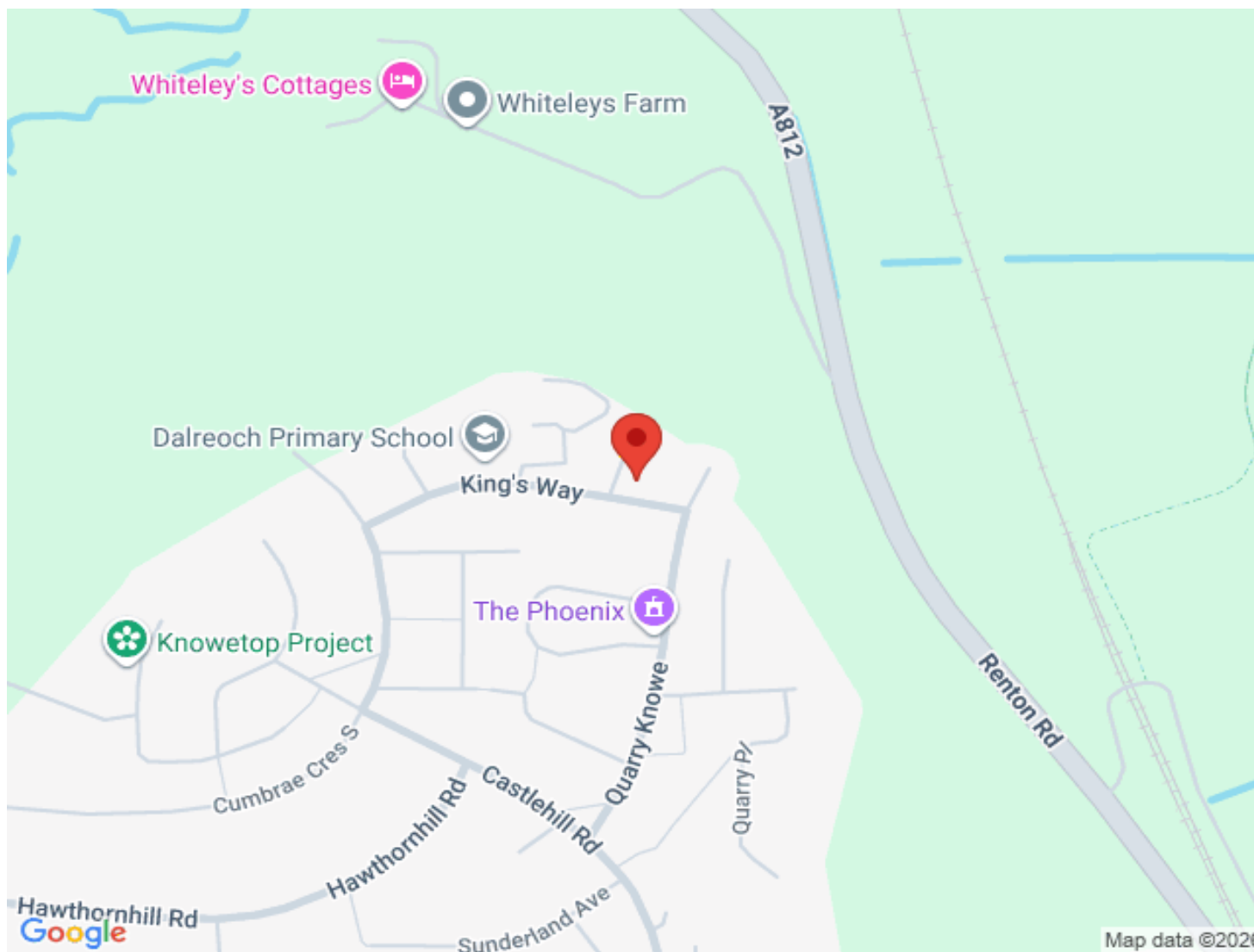
Bedroom 2 3.15m x 2.8m (10'4" x 9'2")

Bedroom 3 2.9m x 3.75m (9'6" x 12'4")

Shower Room 2.45m x 1.6m (8'0" x 5'2")







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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