



- Rarely available modern three-bedroom detached villa
- Quiet and sought-after residential development in Dumbarton East
- Bright front-facing lounge with pocket doors into dining

37 Castlegreen Crescent, Dumbarton, West Dunbartonshire, G82 1HA

EVE Property are delighted to bring to the market this beautifully presented and rarely available modern three-bedroom detached villa, quietly positioned within this select development in Dumbarton East.



Property Description

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Offering well-proportioned accommodation across two levels, the property has been tastefully maintained and upgraded by the current owners and is presented in true walk-in condition. With modern interiors, generous gardens, a driveway and a converted garage providing an excellent home office/games room, this attractive family home is sure to appeal to a wide range of buyers.

The property is set within a generous front garden, featuring a driveway, lawn, mature trees and shrubbery, stone-chipped areas and a pathway leading to the front door, all enclosed by fencing.

On entering, the welcoming reception hallway provides access to the main living accommodation and staircase to the upper level. The front-facing lounge is bright and comfortable, with pocket doors through to the impressive open-plan dining kitchen. The dining area benefits from patio doors opening directly onto the rear gardens, creating a lovely connection between the indoor and outdoor living spaces.

The modern fitted kitchen offers an excellent range of floor-standing and wall-mounted units, complemented by a breakfast bar, integrated storage and a rear door providing convenient access to the garden. A downstairs WC completes the ground-floor accommodation.

A particular feature of the property is the former garage, which has been thoughtfully converted by the current owners to create a versatile home office/games room.





Accessed from the rear garden, this additional space provides excellent flexibility for home working, hobbies, entertaining or family use.

The upper level comprises three generous bedrooms, with bedrooms one and two benefiting from useful built-in storage. Completing the accommodation is a modern tiled family bathroom, fitted with a WC, vanity wash hand basin and bath with overhead shower.

Throughout, the property has been tastefully decorated in contemporary neutral tones and complemented by quality flooring and carpeting, creating a stylish yet welcoming home that requires little or nothing from its new owners.

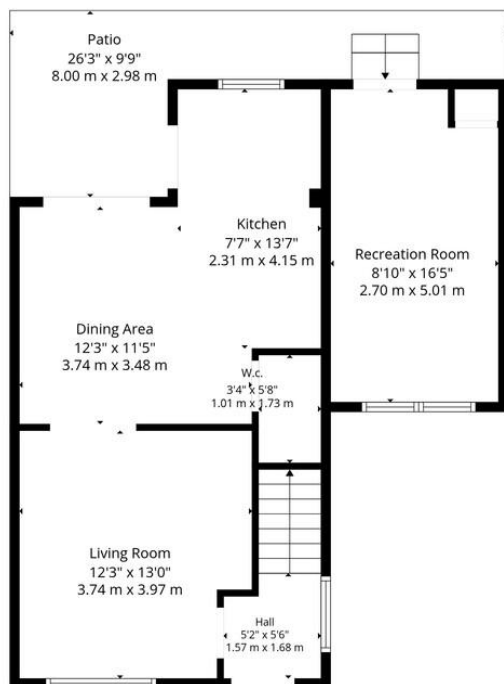


Externally, the enclosed rear garden provides a combination of lawn, paved patio and pathway areas, offering a private and practical outdoor space for relaxing, entertaining and family life.

Castlegreen Crescent enjoys a peaceful residential setting while remaining conveniently positioned for a wide range of everyday amenities. The location is particularly well suited to families, first-time buyers and professionals, with a selection of local schools within easy reach, including Knoxland Primary, St Patrick's Primary and Dumbarton Academy.



Dumbarton itself has benefited from significant investment in recent years and offers a vibrant town centre, leisure facilities, golf course, football club and a variety of amenities. St James Retail Park is also just minutes away, providing a convenient selection of major retailers including M&S, Asda, Argos, Lidl and Morrisons.



1st Floor



2nd Floor

For commuters, Dumbarton East railway station is within easy reach and offers frequent services towards Glasgow City Centre, with connections and direct services to destinations including Edinburgh, Helensburgh, Balloch and Loch Lomond. Regular bus services further enhance local connectivity, while access to the A82 and nearby M8 provides straightforward commuting routes and easy access to the stunning scenery of Loch Lomond and The Trossachs.

A beautifully presented, spacious and versatile family home in a sought-after residential setting, early viewing is highly recommended.



TOTAL: 973 sq. ft, 90 m2

1st floor: 594 sq. ft, 55 m2, 2nd floor: 379 sq. ft, 35 m2

EXCLUDED AREAS: PATIO: 147 sq. ft, 14 m2, STORAGE: 16 sq. ft, 2 m2, WALLS: 97 sq. ft, 10 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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1 Herschell Street, Anniesland,
Glasgow, Lanarkshire, G13 1HR

www.eve-property.co.uk
0141 255 0020
hello@eve-property.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.