

2 Hill View, Dumbarton, G82 2TW



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Offers Over
£149,995

SBXPROPERTY
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Description

Superb opportunity to acquire this **TWO DOUBLE BEDROOM terraced villa** freshly offered to the open market. The property boasts a generous lounge, modern breakfasting kitchen, excellent bedroom sizes, great storage facilities, and private gardens.

Lower Accommodation: Broad entrance hallway leading to sizeable lounge retaining many traditional features such as hardwood surrounds and ceiling cornice, focal wall with electric fire inset and large window allowing maximum natural light into the room, laminate flooring, handy under-stairs storage cupboard and large additional storage cupboard.

Breakfasting kitchen extending to over 4m in width with Black high gloss wall and base mounted units set out over three sides, four burner gas hob, electric oven, and chimney style extractor hood. Upright fridge-freezer and space for washing machine, stainless steel sink and drainer with mixer tap and co-ordinated worksurfaces with tiled splash backs. Large walk in storage cupboard. Space for table and chairs, wall mounted combination boiler, door to rear gardens.

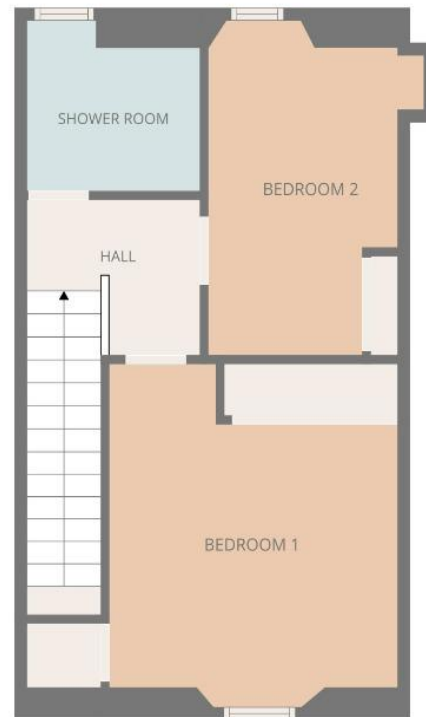
Upper accommodation: Bright and airy front facing double bedroom with wall length built in wardrobe accessed by a set of mirrored sliding doors, carpeted floorcoverings plus an additional large storage cupboard. Second rear facing double bedroom with built in wardrobe and shelved alcove, laminate flooring, and neutral decorative finishes. Both bedrooms have ample floor area for free standing furniture. **Shower room:** Lovely re-fitted (2024) shower room with large walk-in shower cubicle, Georgian bar type tempered glass panels and traditional mains powered shower dispenser assembly with large spray head. Dark wood effect wall mounted vanity unit with wash hand basin inset close couple W.C and chrome heated towel rail. The walls have been finished in a white "brick effect" tile using a contrasting black grout. Traditional style floor tiles. Solid Oak bespoke handrail and loft hatch accessible from landing.

External: Mature front garden with lawn area bordered by a selection of mature shrubs and hedges, private rear gardens laid to lawn bordered with mature shrubs and small trees, patio area. The rear gardens are bound by a brick wall and timber fencing.

Additional Benefits: D.G, G.C.H. New roofcovering and rainwater goods replaced (2022). The property would make an ideal family home and early viewing is highly recommended.

THE HOME REPORT CAN BE DOWNLOADED FROM RIGHTMOVE OR OWN WEBSITE. **EPC: D67: 0140-2949-9040-2406-8881**

Floorplan & Room Sizes



Lounge 4.1m x 4.2m (13'6" x 13'10")

Breakfasting Kitchen 4.75m x 4.1m (15'7" x 13'6")

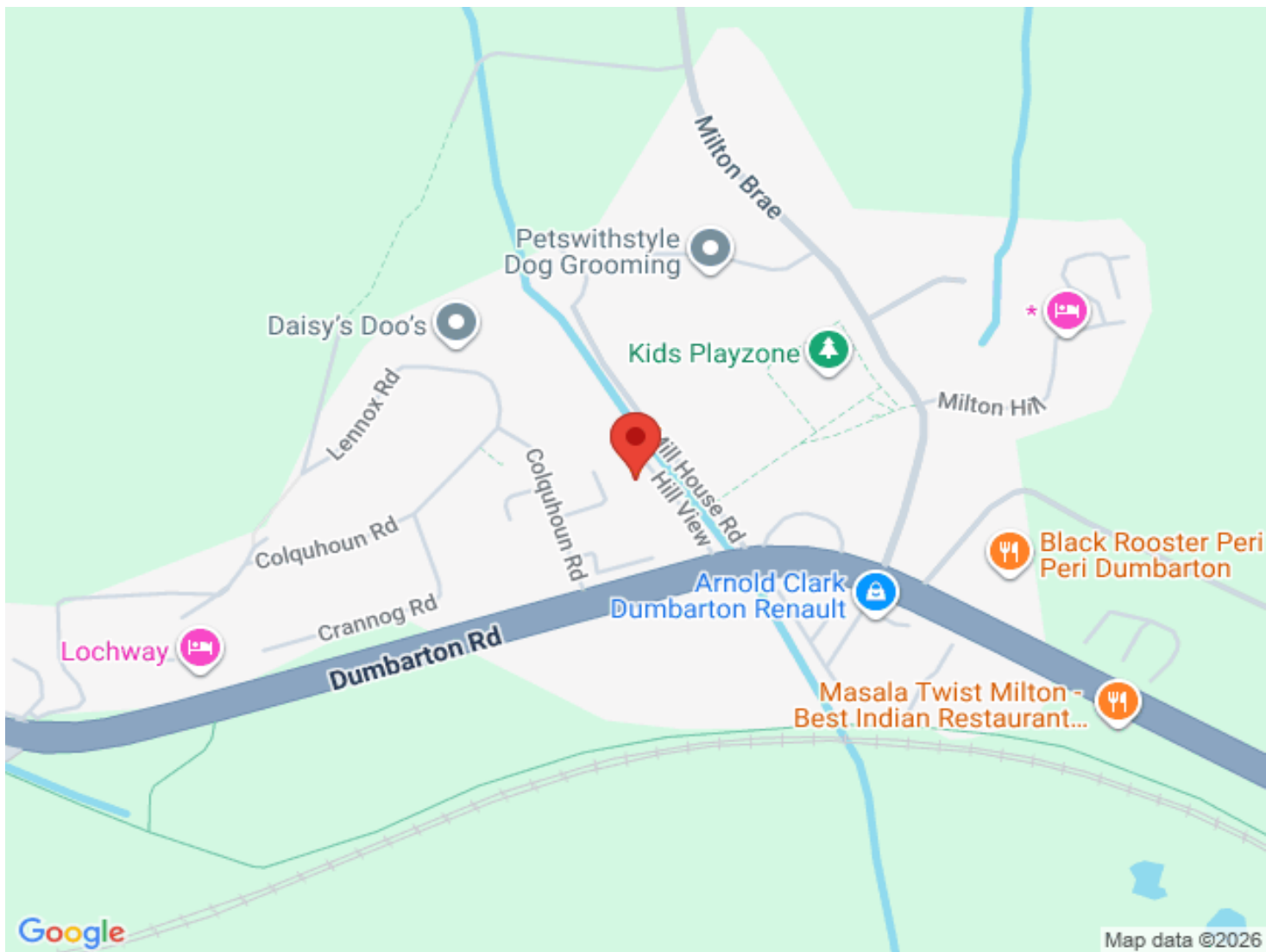
Bedroom 1 4.2m x 3.7m (13'10" x 12'1")

Bedroom 2 4.2m x 2.75m (13'10" x 9'0")

Shower Room 2.2m x 2.1m (7'2" x 6'11")







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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