

25 Cardross Road

BRUCEHILL, DUMBARTON, WEST DUNBARTONSHIRE, G82 4JE



Charming and spacious 3 bed semi villa, driveway and garden.



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McEwan Fraser Legal is delighted to present to the market this 3-bed semi-detached villa which has been extended since its original 1920's build.

Entry to this fine property is through outer storm doors to an entrance vestibule with a classic red-tiled floor. The inner door leads to a beige carpeted lower hallway with the floor covering extending to the downstairs front bedroom and the staircase to the upper accommodation and landings.

THE LOUNGE/DINER



Along the hallway, there is storage under the stairs and leads to the formal lounge/diner. Quality hardwood floor bedecks this spacious area and it boasts some lovely original features including quality ceiling rose, picture rail and cornicing. An attractive feature wooden fireplace plays host to a modern wood burning stove. The dining area is to the rear where patio doors lead to the easily maintained rear garden.

THE KITCHEN



The quite exquisite kitchen has ample beech shaker style base and wall cabinets, with an array of modern free-standing and built-in appliances. Tiled splashback over plenty of quality worksurface creating a very good space for any aspiring chef to prepare a tasty meal. Two windows flood this room with natural light.

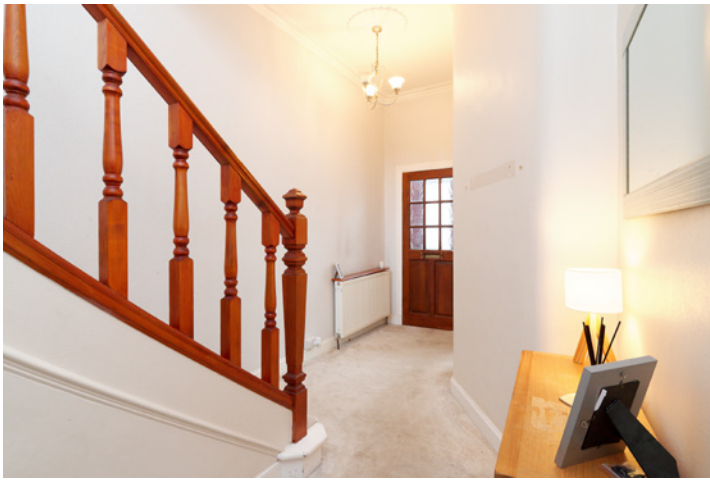


THE LOWER BEDROOM



This bedroom is very spacious and although originally a front lounge, it serves very well in this instance as a bright and roomy bedroom.

A large bay window to the front allows lots of natural light to flood this wonderful apartment.



The half landing on the stairway to the upper accommodation provides ample room for a study/home office area. This first-floor accommodation consists of a bright and fresh family bathroom with tiled floor and walls, a modern white suite with quality storage and work surface, and a lovely large bath with mixer shower attachment.

THE BATHROOM



BEDROOMS 2 & 3



Two further large and spacious double bedrooms complete this accommodation with large windows and ample room for free-standing furniture and more.



THE GARDEN

Offering a generous monobloc driveway to the front the monobloc path stretches along the side of the property leading to a patio area with a very private and secure enclosed rear garden boasting a generous lawn, decking area with a well-maintained wooden shed and a built-in external secure storage cupboard next to the rear door. There are no neighbouring properties to overlook this lovely space for enjoying outdoor time with family and friends.



This cosy family home benefits from double glazing, gas central heating and is bursting with charm and character throughout.

Early viewing is strongly recommended for what is anticipated to be a very popular property.

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge/Kitchen/Diner 6.70m (22') x 4.95m (16'3")
Bedroom 1 4.20m (13'9") x 3.70m (12'2")

First Floor

Bathroom 3.70m (12'2") x 2.20m (7'3")

Bedroom 2

Bedroom 3

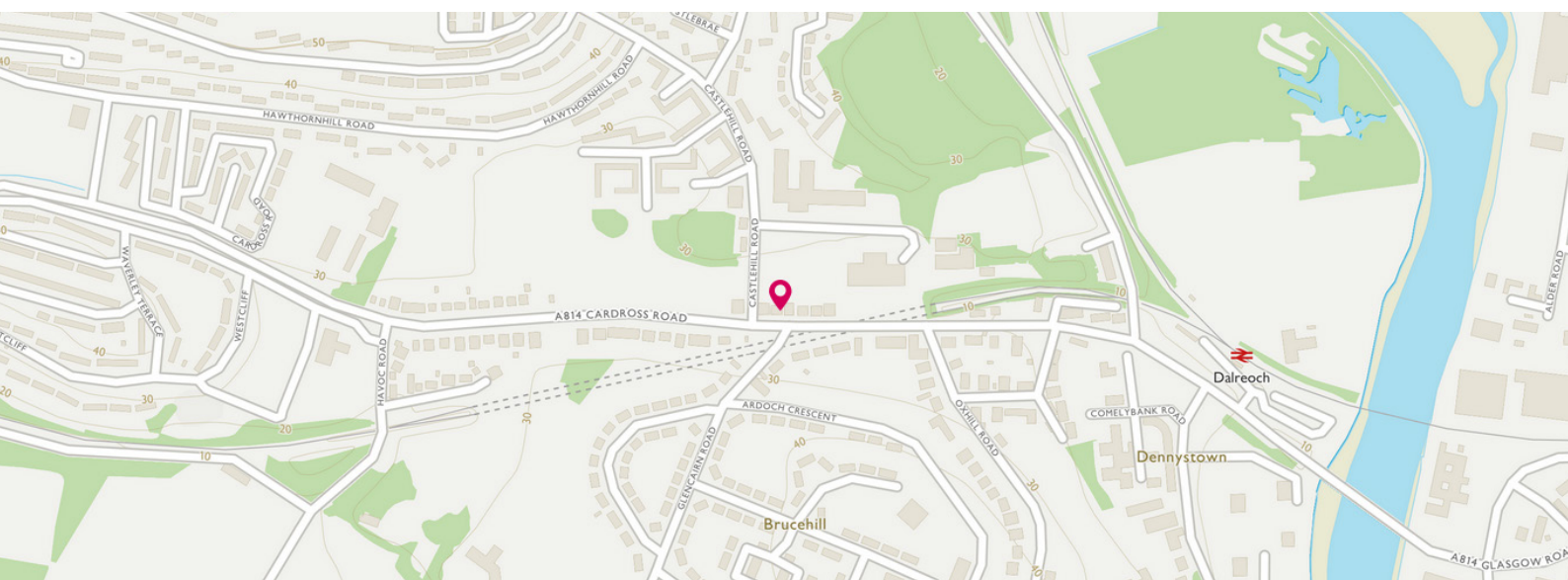
3.40m (11'2") x 3.40m (11'2")

3.50m (11'6") x 3.40m (11'2")

Gross internal floor area (m²): 92m²

EPC Rating: D

Extras (Included in the sale): Some white goods/
furniture may be available by separate negotiation.



THE LOCATION

Offering all the facilities of a small town, which are conveniently placed within walking distance of Cardross Road, including an excellent railway station approximately one mile away.





The town has three public parks, a theatre, a large public library, sports complex and leisure pool. Dumbarton has several good secondary and primary schools. 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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