



Perrays Crescent Dumbarton
Offers Over £ 174,950
3 bed semi detached villa

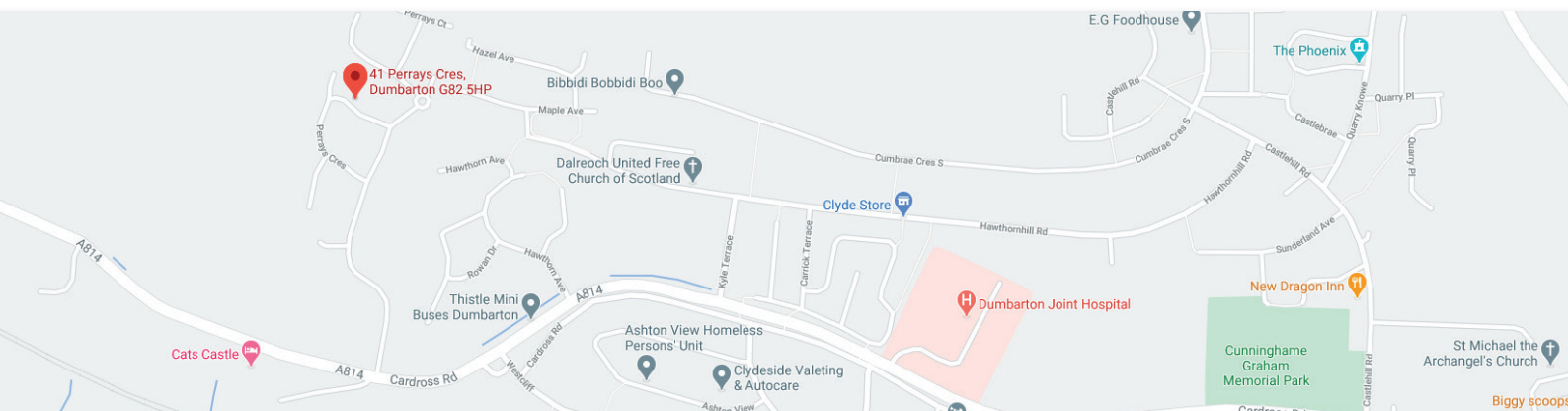


Spacious semi detached villa offering ample floor space and bright modern apartments. 3 bed villa with credit to the present owners for quality of fixtures and fittings on offer. The property has the added bonus amongst many others of a large conservatory, downstairs cloaks, en-suite master bedroom and luxury family bathroom. To the front and side of the property is a large monoblock driveway and multi car parking facility.

he subjects are ideal for those who are looking for a property that is in truly walk in condition. Rooms are bright and a good size with all quality floor coverings and matching doors. The stunning kitchen features prominently in this property and must be viewed to appreciate. Off the dining room there is access to the conservatory via the French doors. There is full double glazing and gas central heating.

The property can be viewed via our virtual walk through tour prior to an actual viewing.

The overall accommodation has entry via a white PVC glazed door, overhead open porch has inset lighting, lighting to exterior wall. A pleasing and good size entrance hallway has carpeted stairway rising to upper level accommodation, double glazed window faces to the side of the property. Downstairs wc/cloaks has white wc and wash hand basin within vanity unit, opaque double glazed window faces to the front of the property. The dining room has ample floor space for good size dining table with French doors giving access to the conservatory, recess cupboard, further door from the dining room gives access to



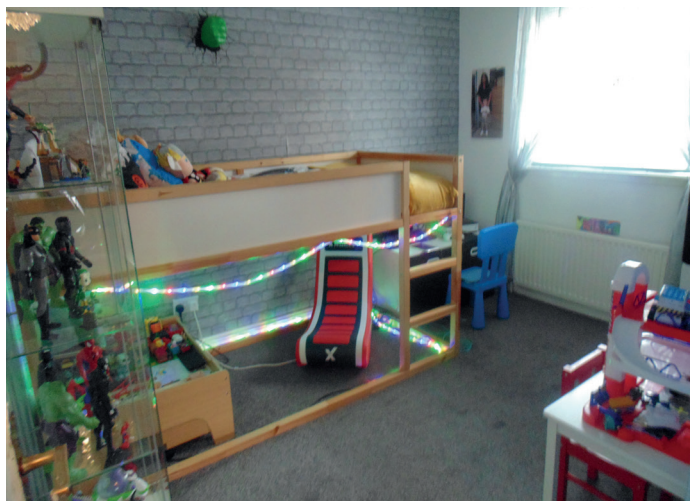
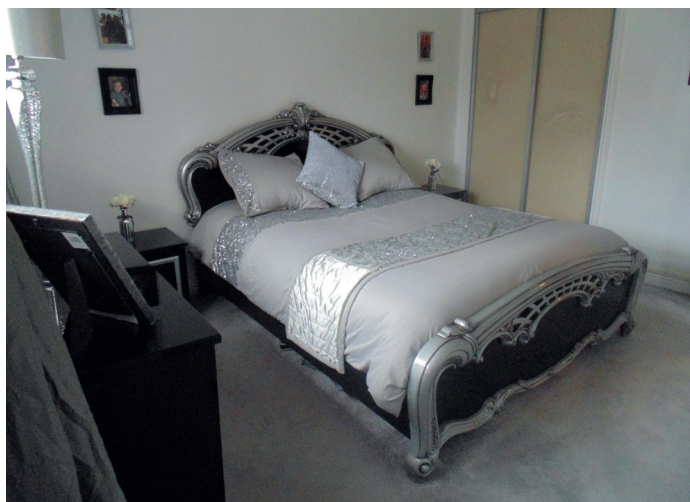
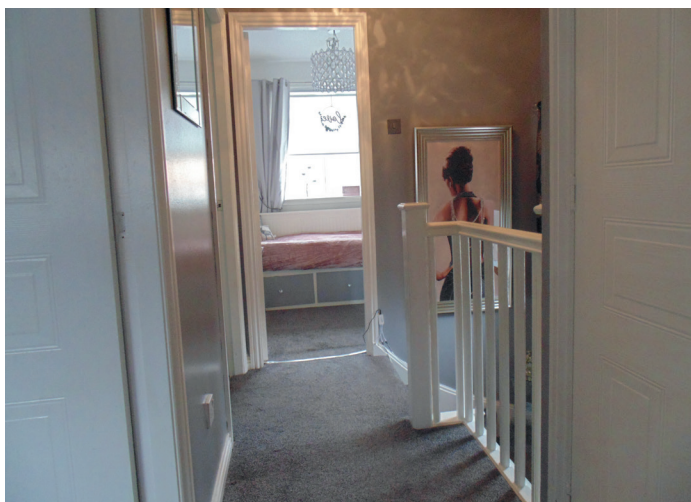
the kitchen. A luxury fitted kitchen designed to please features an ample range of base and wall mounted storage units, including pull out larder, in gloss lacquer black with matching splash backs, tasteful spot lighting, complimentary work surfaces have inset 4 ring electric hob, inset composite 1 1/2 bowl sink unit, electric oven and microwave are inset within oven housing, plumbing for dish washer and washing machine, half glazed white PVC door gives access to the rear garden with double glazed window to one side. The conservatory is bright and of a good size, has double glazed windows, including blinds,

The upper apartments are accessed via aforementioned stairway in entrance hallway, good size upper landing is naturally bright having double glazed window facing to the side of the property, shelved recess cupboard ceiling hatch with pull down ladder gives access to the loft. Individual access to each apartment, 3 bedrooms to the front and rear of the property have ample floor space for free standing bedroom furniture and include fitted wardrobes, the master bedroom which faces to the front of the property is well appointed and has an ensuite 3 piece shower room and features a white w.c. and wash hand basin

combo vanity unit and walk in shower enclosure with mains shower within, opaque double glazed window. The modern family bathroom has a quality white suite of fittings comprising of a w.c., wall hung wash hand basin and whirlpool bath, all chrome taps, complimentary tiling, opaque double glazed window.

Both front and rear gardens are easily maintained and combine sun patio areas for entertaining and all year round AstroTurf which will keep its appearance in all seasons. An ideal family garden which is particularly private and not overlooked. The rear garden has both an elevated sun patio and on the lower level includes a timber deck to one side of the conservatory, ample space for garden furniture, timber shed, timber gate to side of property.

Whilst enjoying peaceful surroundings the property is ideally situated within a few minutes drive to all the amenities in Dumbarton and Helensburgh including shopping, schooling and recreational facilities. Balloch and Loch Lomond is also a short drive from the property where the delights of Balloch Castle Country Park the Lomond Shores Tourist and Retail Development and the scenic beauty of Loch Lomond can be experienced.







Downstairs cloaks/WC

Lounge 15'8"x13'2"

Dining Room 9'9"x8'

Kitchen 9'7"x8'3"

Conservatory 12'8"x 8'5"

Master Bedroom en suite 12'5"x 9'9"

Bedroom 11'7" x 9'8"9(At widest point)

Bedroom 7'9"x7'7"

Bathroom

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