



RARELY AVAILABLE

TRADITIONAL SEMI-  
DETACHED VILLA

LARGE FRONT AND REAR  
GARDENS

MULTI VEHICLE DRIVEWAY

1 Avenue Villa, Dalquhurn Lane, Renton, Dumbarton, G82 4LR

Offers Over £185,000

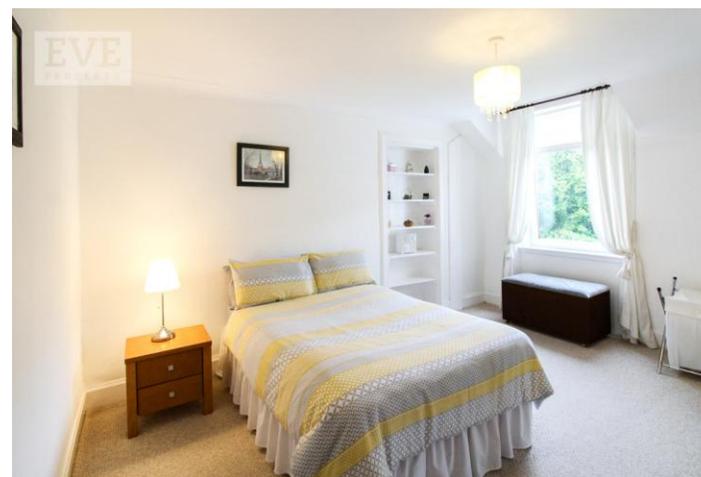
EVE Property are delighted to offer this exceptional, rarely available three bedroom semi-detached villa set in a peaceful enclave within a quiet, almost hidden location. 'Number 1 Avenue Villa' offers spacious family accommodation and boasts extensive mature front and rear gardens.



## Property Description

EVE Property are delighted to offer this exceptional, rarely available three bedroom semi-detached villa set in a peaceful enclave within a quiet, almost hidden location. 'Number 1 Avenue Villa' offers spacious family accommodation and boasts extensive mature front and rear gardens.

The property offers flexible accommodation over three levels and allows the new home owner an opportunity to utilise the large floor space to accommodate modern family life. Upon entering you are welcomed by a grand vestibule/hallway which sets the tone for the spacious nature of the rooms off. The lounge is bathed in natural daylight with extra large picture window showcasing the generous proportions of the room. The formal dining room next to the lounge continues the theme and scale of space on offer and leads seamlessly into the kitchen area, giving the new owner a traditional style cottage fitted kitchen, with an abundance of shaker style floor and wall units for ample storage. There is a colourful tiled splash back further complimented with plentiful natural sunlight. On the half landing, there is a fully fitted modern style bathroom with large corner bath with modern wet wall panelling. There is also a fully fitted shower room adjacent, featuring quadrant style thermostatically controlled shower. This room has the further benefit of beautiful ceramic tiling throughout.



Upon reaching the first floor you are greeted with three large double bedrooms two of which feature built in wardrobes with mirrored doors. The third bedroom offers a dormer style window which again allows natural light to flood in.

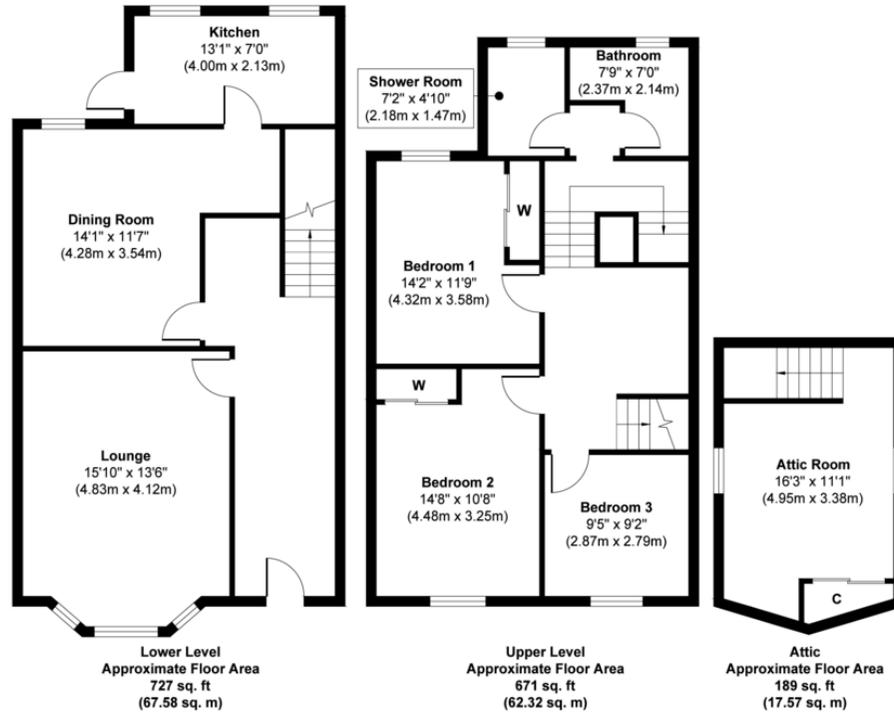
There is also the added bonus of a fully floored and lined attic conversion further enhancing the flexible accommodation on offer.



The exterior of the property offers fully enclosed gardens with multi vehicle driveway. This property further benefits from full thermostatically controlled gas central heating with individual radiator thermostats and double glazing.

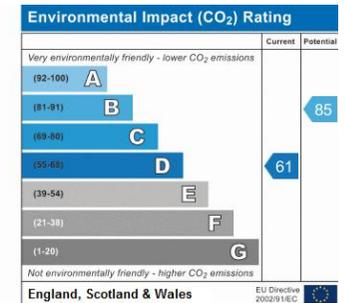
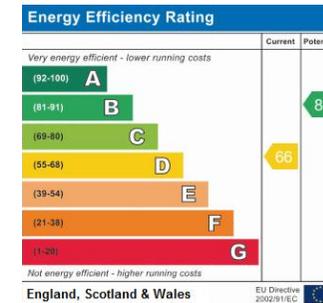
Dalquhurn Lane is a quiet private road within Renton, Dunbartonshire. The cycle path is a short walk from this property offering a quiet off road route to Balloch, Loch Lomond and for the keen cyclists a direct route to Glasgow City Centre. Renton is located between Dumbarton and Alexandria Town Centre offering a variety of shops, supermarkets and schooling. Local bus routes can be found within walking distance. Renton rail station offers transport links to Glasgow City Centre, Balloch and Helensburgh. Renton is close to A82 road links offering an accessible commute to Glasgow, Glasgow Airport, Erskine Bridge and M8 network.

1 Avenue Villa, Dalquhurn Lane, Renton



Approx. Gross Internal Floor Area 1587 sq. ft / 147.47 sq. m  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

- LOUNGE**  
15' 10" x 13' 6" (4.83m x 4.12m)
- DINING ROOM**  
14' 0" x 11' 7" (4.28m x 3.54m)
- KITCHEN**  
13' 1" x 6' 11" (4.00m x 2.13m)
- MASTER BEDROOM**  
14' 2" x 11' 8" (4.32m x 3.58m)
- BEDROOM TWO**  
14' 8" x 10' 7" (4.48m x 3.25m)
- BEDROOM THREE**  
9' 4" x 9' 1" (2.87m x 2.78m)
- BATHROOM**  
7' 9" x 7' 0" (2.37m x 2.14m)
- SHOWER ROOM**  
7' 1" x 4' 9" (2.18m x 1.47m)
- ATTIC**  
16' 2" x 11' 1" (4.95m x 3.38m)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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