

TWO BEDROOM MID
TERRACED VILLA

ENCLOSED REAR GARDENS
WITH DECKING AND
STUNNING VIEWS

EXTENDED DINING KITCHEN

Barnhill Road, Dumbarton, G82 2SN

Offers Over £120,000

EVE Property are delighted to present to the open sales market an outstanding professionally extended two-bedroom terraced villa with garage in the much coveted Barnhill area of Dumbarton. Set at the top of a cul-de-sac with breath-taking views across Dumbarton Castle and beyond, properties of this calibre rarely become available and, as such, early viewing is encouraged.



Property Description

Nestled amongst similar style neighbouring houses and positioned at the end of this modern estate with no passing traffic, this lovely residence has open views of blossom trees to the front with mature woodland to the rear adding to the tranquillity on offer. Beautifully styled and upgraded by the current owners with the added benefit of front and rear gardens, this generously proportioned and dimensioned terrace will be popular amongst those looking to settle in the area.

Upon entering from the front gardens to the welcoming vestibule by way of a fully glazed upvc door, the tone is set for the light and bright theme enjoyed throughout, with muted décor hues and large windows accentuating all parts of this exacting dwelling.

The vestibule leads to the living room though a gorgeous full glass oak door with the staircase to the upper apartments sharing this space - the munificent picture window bathes the room in natural light whilst affording views across the front gardens. Light honey coloured solid oak flooring seamlessly flows from the front entrance which has been paired with oak fitments to the stairway and further complemented with the buttermilk walls.



Double glass doors provide ingress to the extended dining kitchen which has been thoughtfully and considerably planned and installed to cope with the demands of modern life. "L" shaped base cabinetry in chic white gloss topped with light oak work surfaces gives the room a clean, linear look and finish, with a full splashback in light aqua ceramic metro tiling adding character. There is a stainless steel five burner gas hob, matching double oven under with a glass surround extract canopy fitted with warm white lighting, in



addition to a one and half style sink and drainer with matching mixer faucet. There is space for a washing machine as well as tumble dryer or dishwasher along with larger fridge freezer next to the full height pull out larger shelving - perfect for storing treats! A full size family dining suite can easily be accommodated, with plentiful space for additional display storage solutions to be added if required. Tile effect anthracite laminate flooring leads to the large double patio doors to the rear gardens.



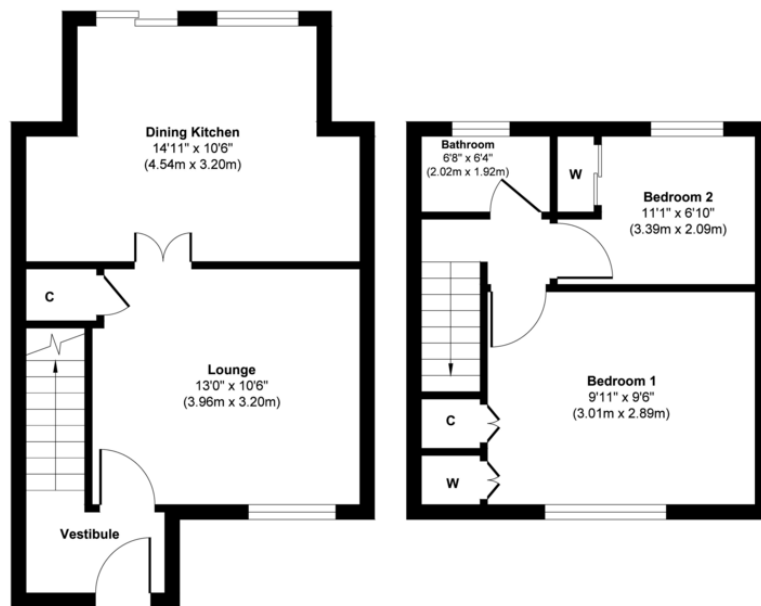
On the upper level both bedrooms are good sizes and come decorated in light shades with matching deep pile mint coloured carpet. The master bedroom has both walk-in storage cupboard and wardrobe space provided with large picture windows giving peaceful views to the front gardens, whilst the second bedroom comes with fully fitted mirrored robes and a large window proffering lovely aspects of the woodland behind.

The bathroom suite is crisp white and comes with an en trend "P" shaped bath with curved shower screen and electric power shower over with tiled surround in graphite to match the vinyl floor. A low level flush toilet and pedestal sink with mixer tap and towel rail in chrome completes the look.



Arguably the best viewing site of Dumbarton is provided by way of the stunning enclosed rear gardens this property has to offer. Accessed from the kitchen patio doors, an elevated timber deck with glass screen dividers gives continuous views as well as furnishing the incumbent owners with a gorgeous haven to relax and entertain in. Low maintenance artificial grass and a large storage shed that could easily be converted to a summer house or home office are further considerate additions to this unique villa.

100 , Barnhill Road, Dumbarton, G82 2SN



Lower Level
Approximate Floor Area
321 sq. ft
(29.85 sq. m)

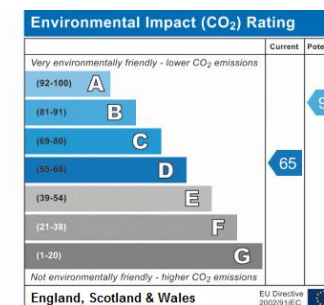
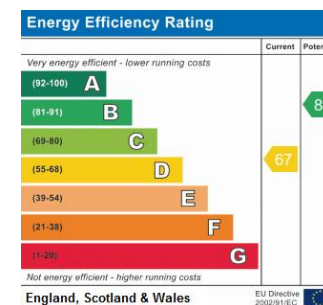
Upper Level
Approximate Floor Area
244 sq. ft
(22.70 sq. m)

Approx. Gross Internal Floor Area 565 sq. ft / 52.55 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

A truly sublime secluded retreat - book your viewing today with our friendly sales team!

Barnhill Road is conveniently placed close to Dumbarton East rail station offering direct rail links to Helensburgh, Balloch, Glasgow and Edinburgh. Dumbarton is a short journey from Loch Lomond and Balloch Country Park where a variety of restaurants and leisure activities can be found. Shopping facilities to be found in Dumbarton and nearby Helensburgh and Clydebank. The A82 road links provide access to the Erskine Bridge, Glasgow and M8 network.



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 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.