



THREE BEDROOM SEMI
DETACHED VILLA

DOUBLE DRIVEWAY

ENCLOSED REAR GARDENS
WITH SUMMER HOUSE

DOWNSTAIRS W/C

Glenavon, Stirling Road, Dumbarton, G82 2PJ

Offers Over £254,995

EVE Property are delighted to present to the open sales market a stunning three bedroom traditional semi detached sandstone villa in the highly coveted Stirling Road, Dumbarton. Meticulously and lovingly restored and re-imagined throughout, the current owners have comprehensively upgraded the entire house with a flair and style redolent of a modern show-home without compromising the original period character features or provenance of such a handsome property.



Property Description

Enjoying open aspects of Dumbarton Castle and rolling hills beyond, this particular property is nestled between extensive transport links and local amenities, whilst the rear has been reconstructed and adapted to provide a tranquil setting allowing for the best of both worlds. Munificently proportioned and dimensioned and brimming with high specification upgrades throughout, "Glenavon" will be of significant interest to buyers looking to purchase a beautifully curated property of this stature and, as such, we would encourage early viewing to avoid missing out!

An enclosed, neatly manicured low maintenance garden provides the backdrop to the front elevation of russet sandstone brickwork and crisp white render, with ingress via half glazed upvc door to the vestibule and hallway. Upon entry, the tone is set with beautiful contemporary hues adorning the walls and solid oak floors running throughout all main apartments for a seamless look and flow. The clever decor tones align perfectly with the generous window provision, further enhancing the unstinting capacity on offer and bestowing the light and bright theme Glenavon is blessed with. The striking oak framed staircase is the eminent feature of the hallway, dressed in deep pile carpeting with eye-catching floral anthracite wallpaper backdrop giving a regal nod to the history of the house.

To the left, the front facing lounge is bathed in natural light from the four window bay formation with the views of the garden affording privacy from the hedged wrought iron topped walled perimeter. A delightful ink blue covers the breast wall with high ceilings and corning and a modern black glass gas fire providing focal point warmth.

The dining room is lovely spot for entertaining friends and family, with an inglenook style fire surround providing a cosy warmth from the wood burning stove - perfect for those winter nights in! Reclaimed oak beams and slate dressings create the surround and hearth and blend beautifully with the sage coloured accent wall - another clever use of detail when designing the space.

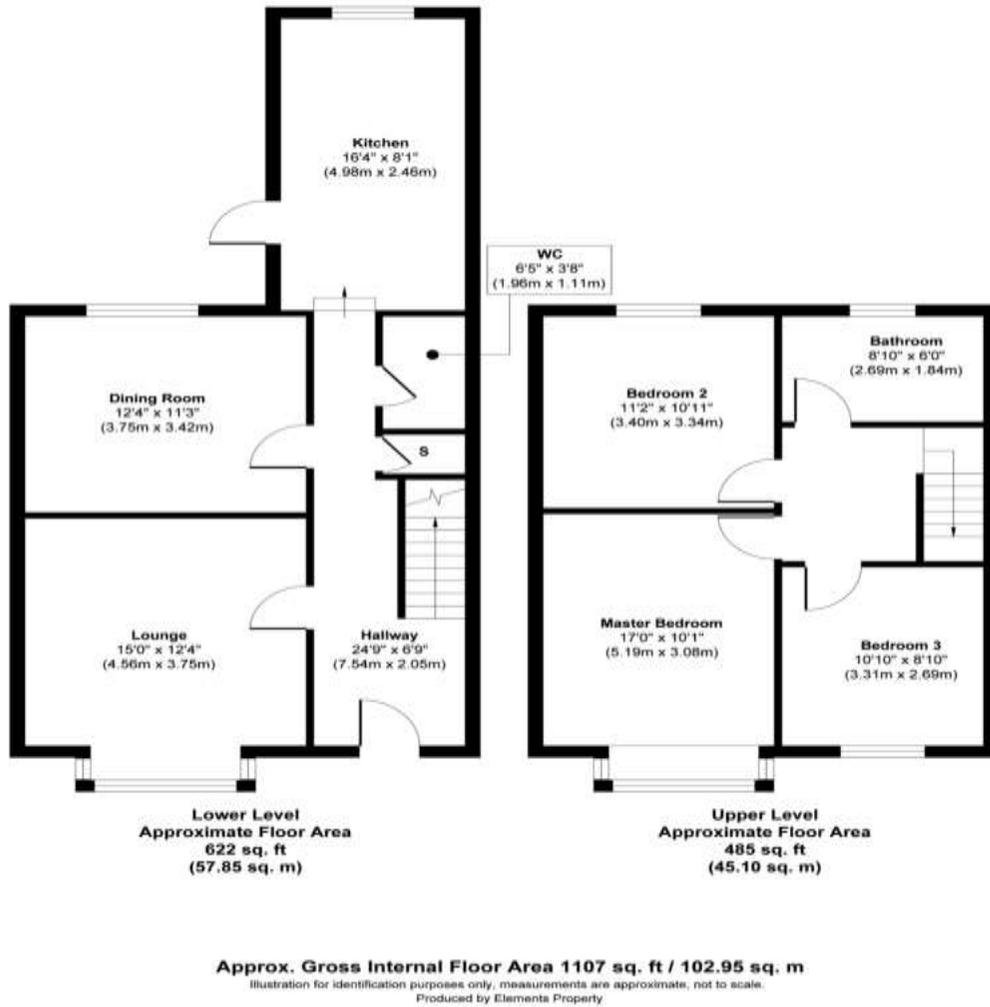




A downstairs w.c for additional comfort has been fitted with dual flush sanitary furniture including a table top sink positioned on faux slate vanity shelving, creating a boutique look and feel. The gorgeous kitchen steals the show, with a double bank of wall and floor mounted cabinetry finished in slab maple-wood and topped with dappled anthracite laminate work surfaces coalescing beautifully with the solid slate floor tiles. The gable wall is a treat to behold featuring a gas multi burner range cooker with framed mantle - a stunning bespoke addition finished in matte chalk black and silver. Wall mounted cabinets either side provide symmetry and storage, such is the thoughtful care and attention to detail the current custodians used when designing and installing. The range itself is replete with cooking options with double ovens, heating shelves and hotplates providing an ideal haven for the aspiring chef of the house! Fully integrated with dishwasher and washing machine and American style freestanding fridge freezer forms part of the sale, the kitchen also benefits from ceramic splashback tile surround in light cream and milk, one and a half stainless steel inset sink with drainer and matching mixer faucet, i.e.d spotlighting, oversized vertical column radiator and light sage matte walls. The rear wall is awash with natural illumination thanks to the large picture windows and half glazed door to the back gardens.

Leading out from the kitchen, the entire rear gardens and courtyard has been reformed to include various delineated areas for relaxing and entertaining as well as creating practical options for parking with a multi-car mono-block drive. Enclosed for added privacy and security, full height slatted wooden fencing in en-trend grey wraps the perimeter, with large low maintenance lawns and complementing shrubbery, sun patios and handmade seating/ storage combinations just some of the additions designed to maximise enjoying the fresh air and sunshine. When the sun fails to show, there is a summer house positioned to the end of the garden which is currently fitted as a bar and has been constructed with modern materials for wind and waterproof reliability with full electric provision - perfect for hosting family parties!

Glenavon, Stirling Road, Dumbarton, G82 2PJ



Upstairs, there are three double rooms - two to the front and one to the rear with uninterrupted aspects of Dumbarton Castle. To the front, the master has ample space for bedroom storage options without compromising the space on offer, and has been decorated in soft plum for a calming, tranquil effect to ensure a restful nights sleep. Hidden service provision for power and t.v connection is another considerate upgrade the owners have provided on the main wall, with the bay widow formation bestowing sunlight across the entire space. The other two bedrooms have similar themes with space, light and neutral decoration at their centre, with oak flooring supplying a clean, low maintenance linear look and finish.

The bathroom completes the accommodation and, in keeping with the other parts of the house, does not disappoint! A contemporary four piece, the furnishings include low level quadrant shower enclosure with thermostatically controlled shower, modern bath with chrome mixer taps, a combination vanity unit with dual flush w.c and inset porcelain sink, both of which are housed in a light walnut cabinet formation providing significant storage, topped with a sleek black gloss ancillary storage surface. A frosted picture window allows sunlight to reflect the matte white walls and accentuates the stunning black gloss sparkle ceramic tiles adorning the walls and floor. For an uber chic finish and elegant feel the owners have installed a full height vertical column radiator in white for those cosy pamper nights!

Throughout the entire footprint of this outstanding villa, the vendors have used premium fixtures and fittings, including solid oak internal doors, spotlights, premium switches and sockets to highlight just a few. In order to appraise fully, we would invite you to index your viewing with our friendly sales team who will be delighted to facilitate your personal appointment!

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 are 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