



FOUR BEDROOMS & TWO
PUBLIC ROOMS

MASTER BEDROOM EN-SUITE,
DOWNSTAIRS WC

JACK & JILL SHOWER ROOM
ACCESSIBLE FROM BEDROOM
TWO & THREE

Orissa Drive, Dumbarton, G82 1AB

EVE Property are delighted to present to the open sales market a truly immaculate modern detached four bedroom villa in the exceptionally rarely available Orissa Drive, Dumbarton East. Nestled in a peaceful enclave amongst similar style residential properties, this particular house will be of significant appeal to families looking to settle in the neighbourhood and, as such, we anticipate plentiful interest - call our friendly sales team today to schedule your viewing appointment!



Property Description

Number 87 has been extensively and professionally remodelled and upgraded throughout the current vendor's ownership, including a converted garage adding further flexible living space for incoming families. Curated with an impeccable attention to detail and munificently dimensioned, the house lends itself to the best of both worlds with its tranquil location affording a lovely retreat, whilst a profusion of amenities, schools, transport modes, shopping and dining are all within close proximity. With instant kerb appeal, the front elevation is rendered in light cream and brick dressing with striking stone window surrounds, with a mono-bloc double driveway and artificial laid lawn for ease of maintenance. The smart half glaze composite door with canopy over provides ingress to the hallway, leading to all apartments and staircase off. Upon entry, the tone is set with light grey and white decor hues adorning the walls and quality oak laminate flooring finished in mid grey flowing seamlessly throughout the downstairs, save for the carpeted living room and tiled w.c.

The living room to the front is light and bright with a large triplicate picture window bathing the entire space with sunshine, further enhancing the already generous proportions on offer. Deep pile carpeting and a beautiful focal point fire surround in crisp white stone with matching hearth and plinth, houses the living flame gas fire, creating a lovely cosy space to retreat in the colder months. There is ample capacity for contemporary furnishings, making this a perfect room for relaxing and entertaining in equal measure. Currently utilised as a children's playroom, the converted garage also has a triplicate window formation and proffers the option of being used for a variety of alternatives if desired, including the all important home office, t.v room or family dining such is the versatility of the space. The downstairs w.c is a convenient addition and is equipped with a dual flush w.c and space-saver sink with mixer - an anthracite radiator adds warmth and a chic finish.

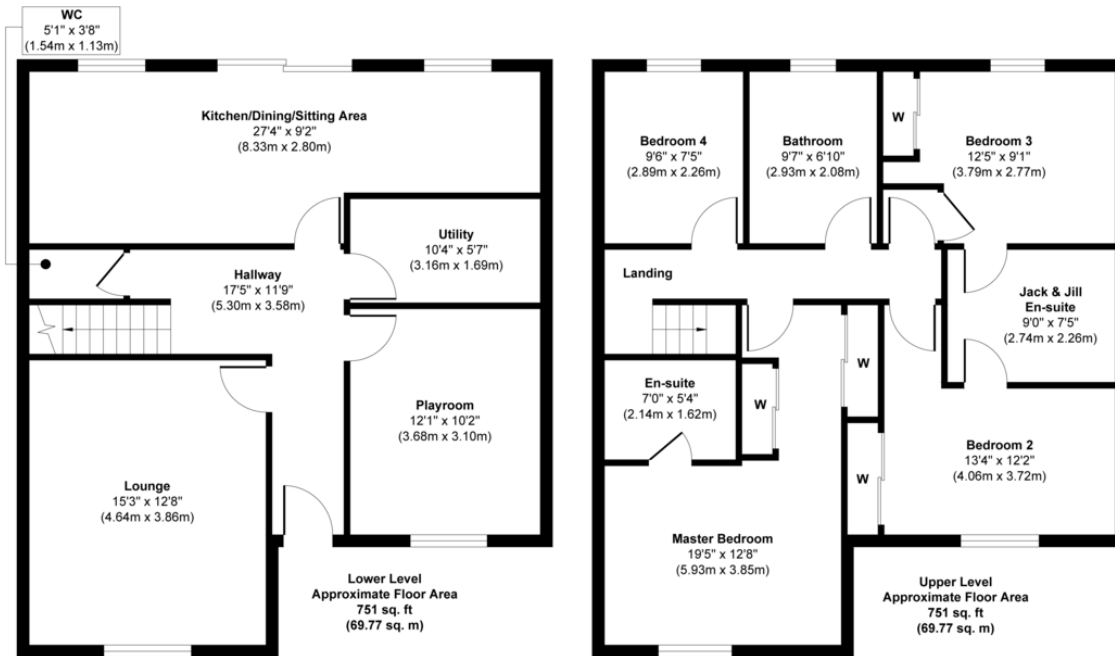




To the rear, the dining, family-space kitchen is a real treat to behold and runs the entire length of the back elevation, providing a fantastic room that easily acts as the true heart of the house. Delineated into three practical sections - cooking and prep, dining and t.v/ sofa chill area, this kitchen has something for every member of the family to enjoy while socialising together. Upvc french doors brings the outside in, with the garden serving as an extension to the house during warmer months. An unstinting selection of wall and floor mounted cabinetry finished in gloss slab cream and topped with walnut finish laminate work surfaces, gives a linear look and finish. Perfectly equipped for the chef of the house, a stainless steel four burner gas hob with matching oven, splashback and concealed extract canopy, stainless one and half sink and drainer with pre-rinse hose tap and integrated dishwasher are fabulous inclusions. There is space for a double fronted larder fridge freezer, whilst a separate utility room behind comes with servicing for separate washer and dryer, with ample capacity for hiding shoes and clutter!

The upstairs of this stunning abode boasts four generous size bedrooms - all abundantly proportioned and all enjoying open aspects to the front or rear of the property. Each room has it's own identity and character and would not look out of place in a show-home magazine, such is the care and attention to detail exhibited coupled with quality finishes, carpeting and decor. A Jack and Jill en-suite is shared between bedrooms two and three and is fabulous convenience for today's busy lifestyles. Fitted with a thermostatic shower over corner enclosure bound with white metro tiling, there is also a concealed cistern w.c and pedestal sink with wrap around vanity cupboard, radiator and ceramic floor tiling for ease of maintenance. Bedroom four is located next to the family bathroom for ease of comfort and both are situated to the rear of the upstairs. The master bedroom is a nod to contemporary living - double in-built wardrobes bookend the entrance and cater for all storage needs without compromising the scale on offer. The en-suite is similarly styled to that of the Jack and Jill, the only difference a shower enclosure double in size and dressed with black gloss metro tiles for a sharp, clean finish.

87 Orissa Drive, Dumbarton, G82 1AB

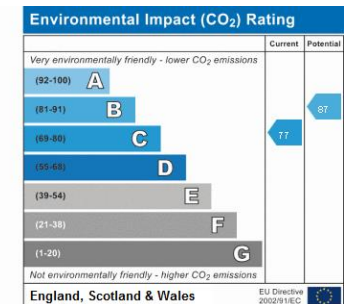
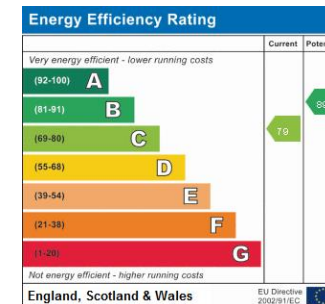


Approx. Gross Internal Floor Area 1502 sq. ft / 139.54 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.

Completing the internal specification, the bathroom provides a peaceful bath sanctuary to soak in at the end of a long day - light matte paint tones and tiles wrap around the walls for an uncluttered look.

The rear gardens are west facing and have been upgraded with beautiful fixtures and fittings throughout. Fully bound and enclosed for added privacy and security, a full height sandstone wall separates neighbouring gardens and combines with a slatted timber dividing fence with the property next door. A large swathe of artificial lawn edges the sun patio dressed with Indian sandstone flagstones, whilst a feature corner has been filled with mature, low maintenance shrubbery. The gable side also has a further sun/ dining area with pergola style canopy over - a real treat for barbecue enthusiasts who love to entertain!

In summary, this is a truly extraordinary house which is unrivalled within the neighbourhood, such is the quality of fixtures and care taken by the owner's when lovingly creating their family home. Properties of this scale and calibre and indeed in this locale are highly coveted, such is the rarity of same - to avoid missing out, call or office team today to book your viewing!



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