



BEAUTIFUL FOUR BEDROOM
DETACHED VILLA WITH
DRIVEWAY, GARAGE AND
ENCLOSED GARDENS

STUNNING DINING KITCHEN
WITH ACCESS TO REAR
GARDENS

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!

Offers Over £342,995



Property Description

Number 83 has been extensively upgraded throughout the current vendor's ownership, and has been curated with an impeccable attention to detail. Munificently dimensioned, the house lends itself to the best of both worlds with it's 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 a mono-bloc double driveway and mature low maintenance shrubbery bordering the front path. 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 white decor hues adorning the walls and quality slate effect laminate flooring finished in mid grey flowing seamlessly throughout the downstairs, save for the carpeted living room and tiled w.c. Solid oak panel doors to all rooms and cupboards and stylish ceiling light fitments are further enhancements replicated across the entire footprint of this wonderful home.

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 mid-grey carpeting and a beautiful focal point accent wall in contrasting matte grey set the backdrop, and there is ample capacity for contemporary furnishings, making this a perfect room for relaxing and entertaining in equal measure. A downstairs w.c is a convenient addition and is equipped with a dual flush w.c and space-saver sink with mixer - with off white wall and floor tiling adding 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 practical sections - cooking and prep, dining and t.v/chill area, this room 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 contrasting white and distressed effect oak gloss, topped with cement grey 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 mixer and integrated dishwasher are fabulous inclusions. There is also an integrated larder fridge freezer, whilst a separate utility room adjacent comes with servicing for separate washer and dryer, with ample capacity for hiding shoes and clutter!

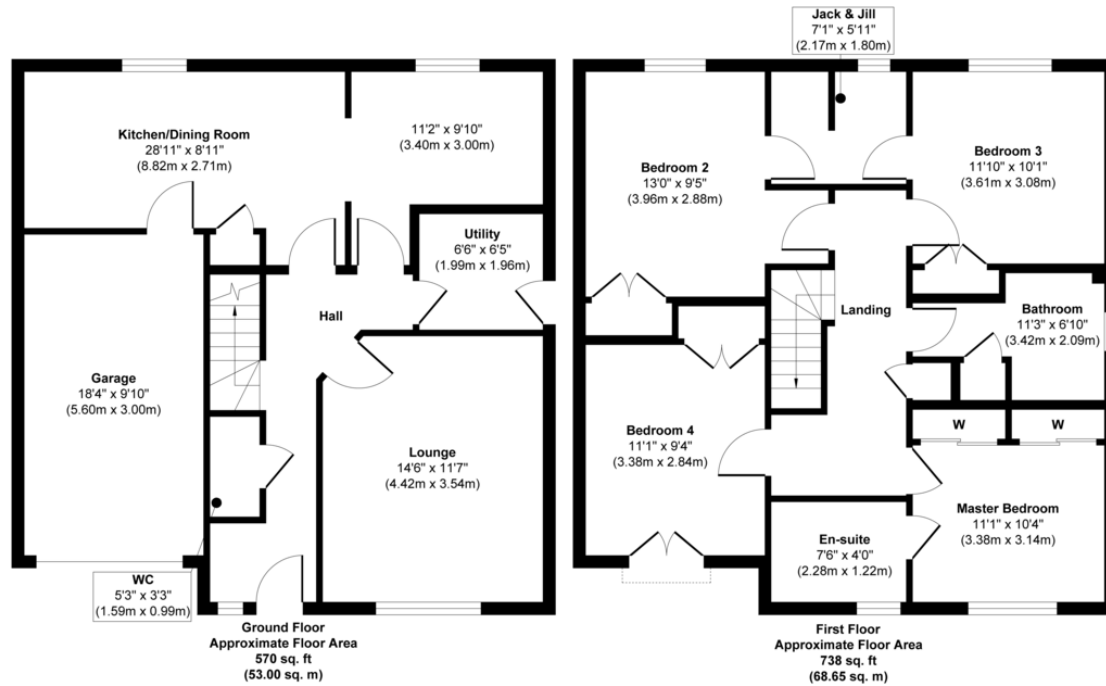


The upstairs of this stunning abode boasts four double bedrooms - all abundantly proportioned and all enjoying open aspects to the front or rear of the property. Each room has its own identity and character and would not look out of place in a show-home magazine, such is the care and attention to detail exhibited coupled with quality finishes, carpeting and decor. A Jack and Jill en-suite is shared between bedrooms three and four and is fabulous convenience for today's busy lifestyles. Fitted with a thermostatic shower over corner enclosure bound with crisp white gloss tiling, there is also a concealed cistern w.c and semi-pedestal sink, radiator and ceramic floor tiling for ease of maintenance. Bedroom four is located alongside the family bathroom for comfort and both are situated to the rear of the upstairs. The master bedroom is a nod to contemporary living - in-built wardrobes 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 being a shower enclosure double in size and dressed with mosaic anthracite and silver tiles for a sharp, clean finish.



Completing the internal specification, the bathroom provides a peaceful bath sanctuary to soak in at the end of a long day - spotlighting, slate grey wall tiles, large ceramic cream floor tiles and oak bath panel with matching vanity storage are fabulous additions, whilst an in-built storage cupboard ensures an uncluttered look.

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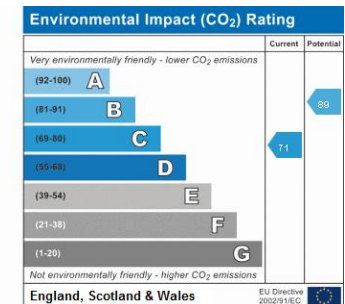
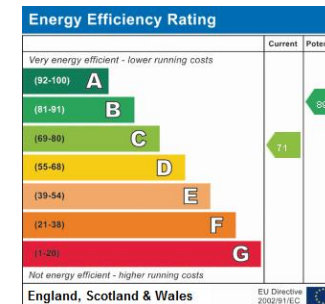


Approx. Gross Internal Floor Area 1308 sq. ft / 121.65 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

The rear gardens aren't overlooked and have been upgraded with beautiful fixtures and fittings throughout. Fully bound and enclosed for added privacy and security by a full height slatted timber dividing fence, a large swathe of artificial lawn edges the low-rise wooden sun deck with pergola style canopy over - a real treat for al-fresco 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!

Orissa Drive is conveniently placed close to Dumbarton East Train 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.



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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 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