



33 Garshake Road, Dumbarton, G82 3LE

Offers Over £155,000

EVE Property are delighted to present to the open sales market a charming three-bedroom semi-detached villa within a popular pocket of Dumbarton. The property benefits from private garden grounds and a large multi vehicle driveway. This will be an attractive prospect for those currently looking to locate to the area and we would advise an early viewing to avoid missing out - call our friendly sales team to book your viewing!

- THREE BEDROOM SEMI DETACHED VILLA
- MULTI VEHICLE DRIVEWAY
- FRONT & REAR GARDENS WITH OUTHOUSE
- STYLISH FITTED KITCHEN



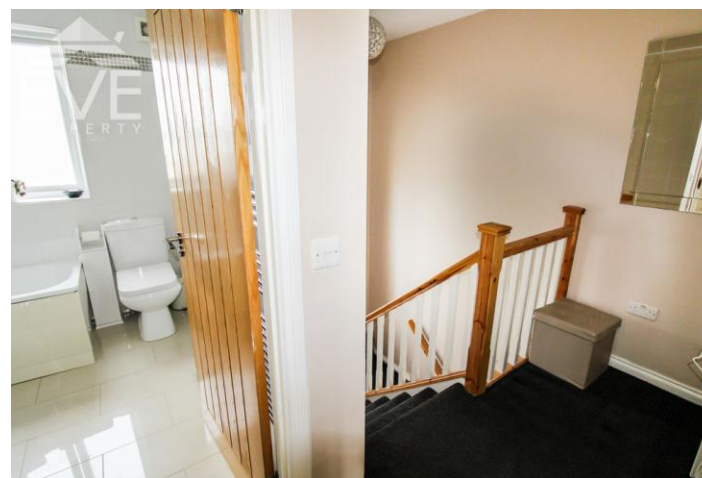
## Property Description

EVE Property are delighted to present to the open sales market a charming three-bedroom semi-detached villa within a popular pocket of Dumbarton. The property benefits from private garden grounds and a large multi vehicle driveway. This will be an attractive prospect for those currently looking to locate to the area and we would advise an early viewing to avoid missing out - call our friendly sales team to book your viewing!

The property can be accessed via the well-presented family size driveway or footpath to a manicured front garden providing the gateway to the house. The reception hallway offers access to the lounge, kitchen, downstairs WC and internal staircase to upper landing - light and bright is the theme with neutral tones adorning the walls, complemented by hardwood flooring with solid oak panel doors, a nice feature set throughout the property.

Off the hallway is a chic style WC, a convenient addition to the ground level and is equipped with space-saver sink with mixer.

The living room enjoys views to the front by way of a large picture window which fills the space with natural light and leads through to the spacious family kitchen with coupled windows providing abundant additional light, as well as giving tranquil views of the beautifully remodelled rear garden. Stylish white gloss cabinetry produces ample storage solutions, which is complemented by the granite effect worktop and black gloss tiled flooring – giving the room a clean, modern finish. The kitchen is further equipped with built in double oven with gas hob and allows plenty of space to accommodate a washing machine, dishwasher, fridge and freezer.





Upstairs comes fully carpeted in dark grey coloured deep pile carpets, giving a seamless flow to all apartments from the staircase. Two double bedrooms are positioned to the front of the property enjoying views over Dumbarton townscape and the third bedroom is quietly situated to the rear currently being utilised as an office space - this room benefits large wardrobe facilities which are included with the sale and can be divided into two separate units for use in the other rooms if so desired.

Completing the internal specification, the bathroom provides a peaceful bath sanctuary to soak in at the end of a long day – fully tiled, spotlighting and enclosed corner cubicle with thermostatic dual shower, are fabulous additions.



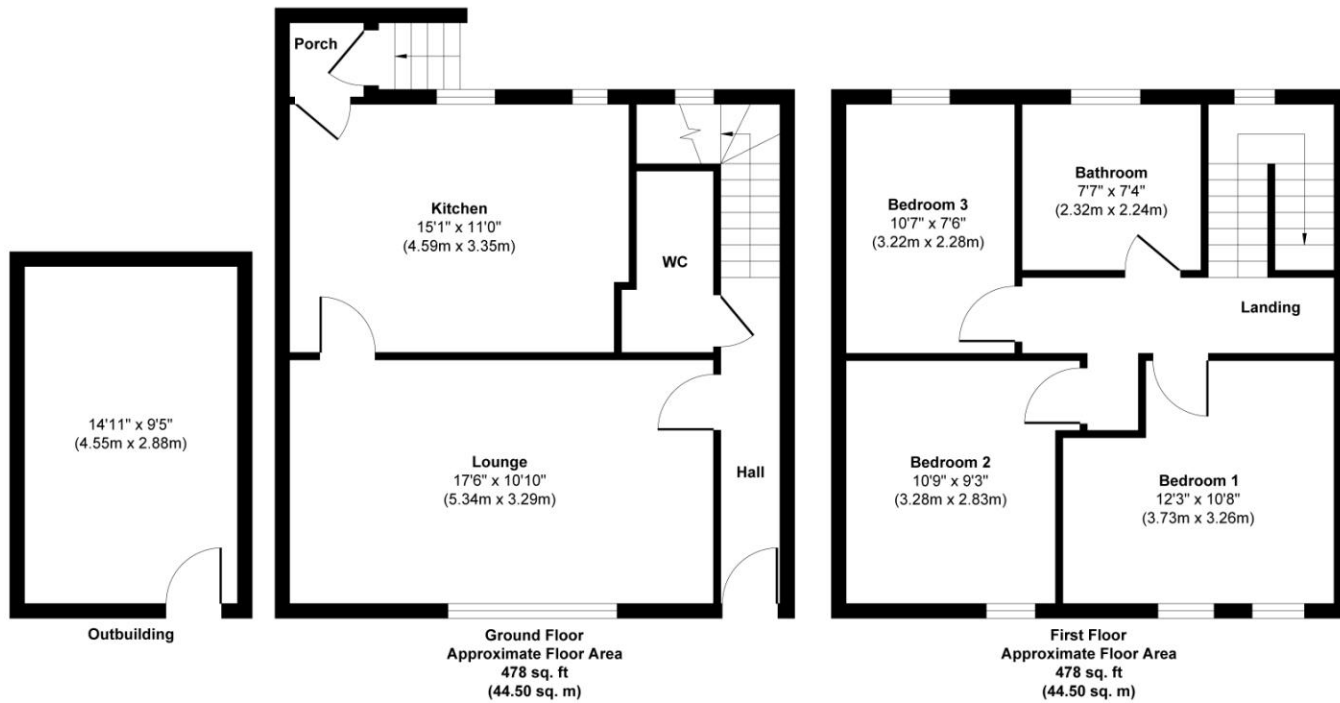
The fully enclosed garden to the rear can be accessed via the side garden path or kitchen through the accommodating porch. It boasts a stunning expansive sun deck, perfect for alfresco dining and entertaining, and a real treat to behold is a superb, detached outhouse complete with electricity, plumbing and drainage utilities - this space is a blank canvas for your creativity and is undoubtedly a fabulous addition!



The property further benefits from gas central heating, double glazing, insulated loft space and cellar storage to the rear.

Garshake Road is a popular residential area within Dumbarton. St. James Retail Park is nearby offering a choice of supermarkets and shopping outlets. Dumbarton offers three rail stations offering links to Glasgow City Centre, Balloch, Helensburgh and Edinburgh. Road links via A82 offer access to M8 motorway network, Erskine Bridge and Clyde Tunnel.

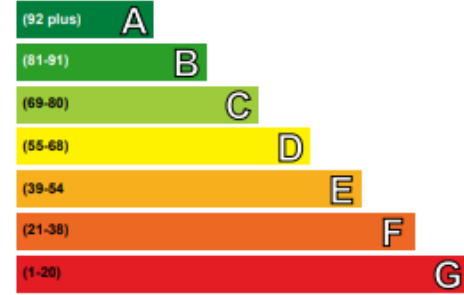
## Garshake Road



**Approx. Gross Internal Floor Area 956 sq. ft / 89.00 sq. m**

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

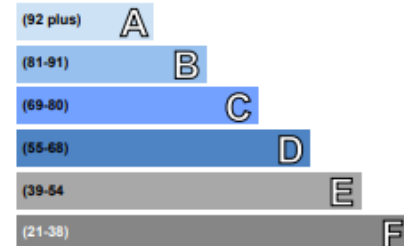
Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
	86
68	

Very environmentally friendly - lower CO<sub>2</sub> emissions



Current	Potential
	84
64	

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.