



THREE BEDROOM MID
TERRACED VILLA

STYLISH KITCHEN WITH
DINING AREA

SOUTH FACING GARDEN

MODERN SHOWER ROOM

Perray Avenue, Dumbarton, G82 5JG

Offers Over £99,995

EVE Property are delighted to bring to the open sales market this stylish fully modernised three bedroom terrace house in the ever popular Perray Avenue, Dumbarton. Comprehensively upgraded throughout by the current owners with attention to detail in abundance, this would make an ideal family home for those currently looking to buy in the area.



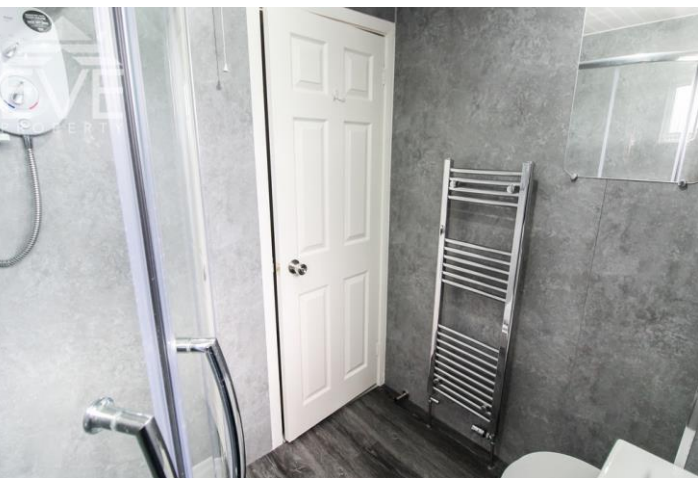
Property Description

From the approach to the front of the property, the quality is set with crisp white rendered walls and landscaped gardens laid with lawn. The downstairs hallway immediately sets the tone with soft grey carpet and en-trend grey decoration a theme continuing seamlessly into the living room to the right. Bright and airy, the large triplet picture windows flood the space with beautiful natural light, further highlighting the generous dimensions on offer - a fabulous place to entertain or relax in equal measure!

There is access from the lounge to the rear of the property, where you will find a beautiful dining kitchen and views of the rear gardens. The kitchen itself has been cleverly designed with striking en trend grey gloss cabinetry, which effects a sense of clean lines mixed with practicality. The kitchen is fully equipped with 1.5 sink and drainer, built in oven and four burner gas hob with matching chimney extract hood, the tile splash back in brilliant white completes the look. There is space and servicing for a washing machine and fridge freezer. The kitchen has space for a dining suite if desired and can be accessed from the hallway and lounge.



Upstairs has three generous sized bedrooms, all rooms benefit from large picture windows, soft tone decor and thick pile carpet. A newly installed shower room completes the internal specification and, in keeping with the rest of the house, is presented in pristine order. Vanity sink with storage, matching w.c, and shower cubicle with electric shower, are dressed with wet-wall panelling for ease of maintenance.



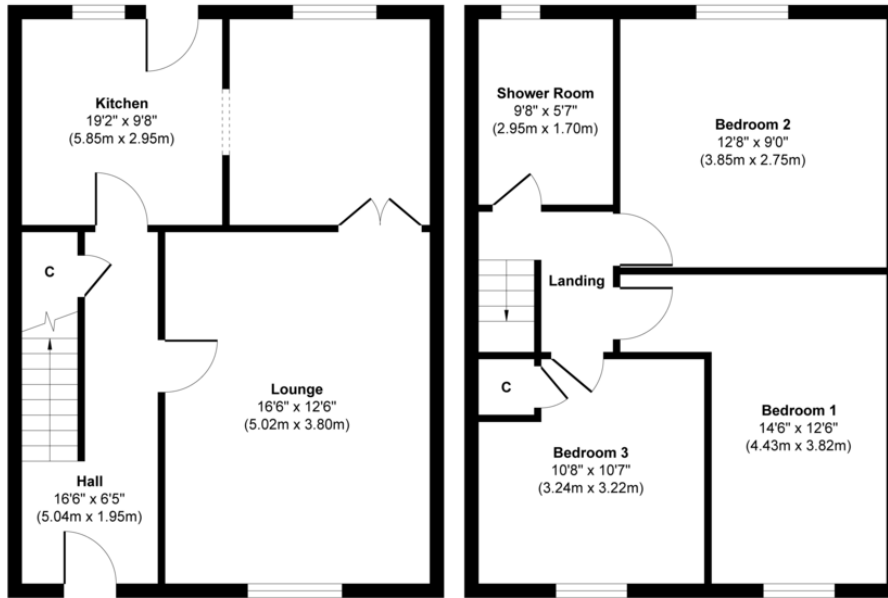
The rear gardens are accessed via the kitchen and lead to a convenient car park at the end of the terrace. The south facing gardens are bound with a half height brick wall for added safety and security and for ease of maintenance, the green has been laid with artificial grass.

Further benefits include fully thermostatically controlled gas central heating with individual radiator thermostats, double glazed windows and attic storage.

This property is in pristine condition from inside to out and from top to bottom and will sell quickly - early viewing is strongly advised!!

Perray Avenue is a quiet residential area in Dumbarton, it is a short distance from Helensburgh, Loch Lomond Shores, Balloch Country Park and Dumbarton town centre offering a variety of shops, supermarkets and leisure activities. Dalreoch train station is a short distance away, offering rail links to Glasgow, Edinburgh and beyond. A82 is a short drive away offering road links to M8, Erskine Bridge, Glasgow Airport, Helensburgh and Faslane Navel Base.

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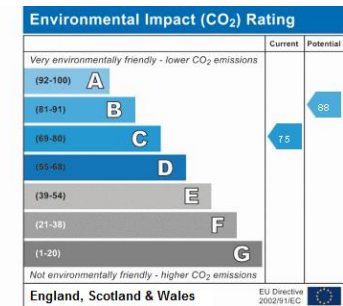
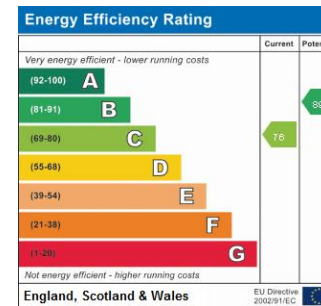
Ground Floor
Approximate Floor Area
509 sq. ft
(47.32 sq. m)

First Floor
Approximate Floor Area
509 sq. ft
(47.32 sq. m)

Approx. Gross Internal Floor Area 1018 sq. ft / 94.64 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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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