EVE PROPERTY







- Beautifully presented three-bedroom detached villa
- Situated within a popular residential area of Dumbarton
- Generous plot with gardens to front, side and rear

5 Argyll Avenue, Dumbarton, West Dunbartonshire, G82 3NP

EVE Property are delighted to bring to the open sales market this beautifully presented three-bedroom detached villa, set within a generous plot in a popular residential area of Dumbarton. Offering spacious accommodation, modern neutral décor and excellent outdoor space, this attractive property would make an ideal family home and is presented in true walk-in condition.







Property Description

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The property is approached via a driveway providing off-street parking and leading to garage, with attractive gardens to the front, side and rear.

Upon entering through the UPVC front door, you are welcomed into a bright reception hallway with staircase leading to the upper floor and useful under-stair storage.

The spacious open-plan lounge and dining area benefits from dual-aspect windows, allowing plenty of natural light to flow throughout, and provides an excellent space for both everyday family living and entertaining. The dining area leads through to the modern fitted kitchen, which offers an excellent range of floor-standing and wall-mounted units, generous worktop space, rear-facing window and direct access to the rear garden.

On the upper floor, the property boasts three generously proportioned bedrooms, two of which benefit from built-in hanging and storage facilities. Completing the accommodation is a modern family bathroom comprising WC, wash hand basin and bath with over-bath shower.











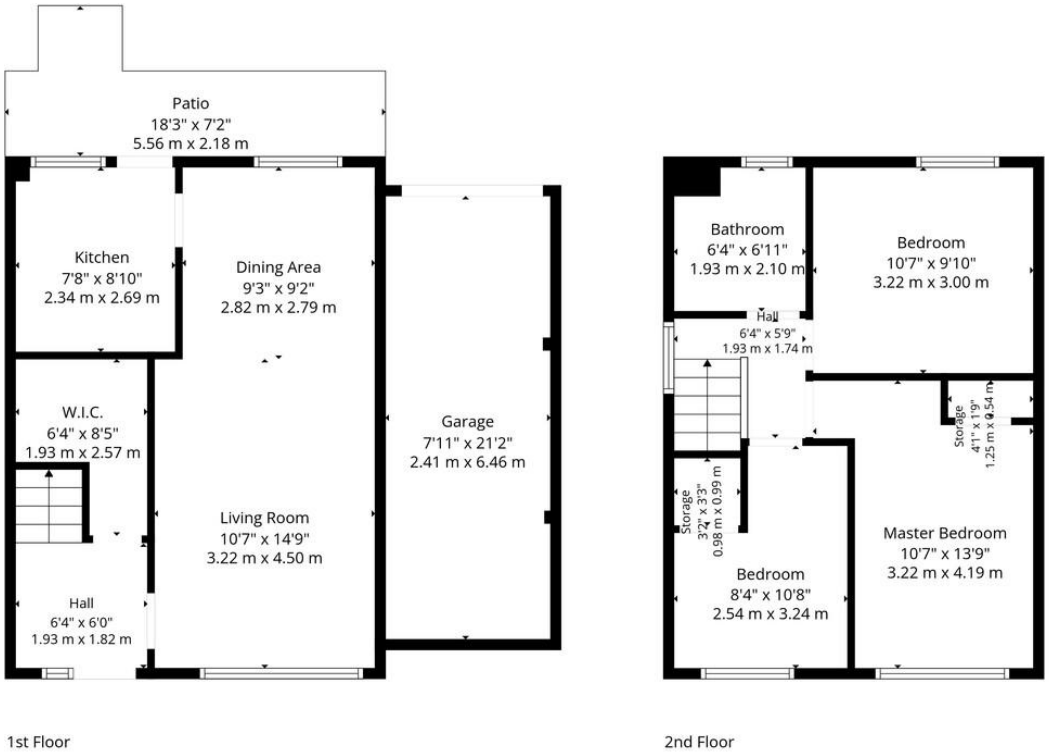


Externally, the property enjoys particularly generous gardens. The rear garden features a slabbed patio area, together with an extensive lawn which continues around the side of the property, providing excellent space for families and outdoor enjoyment.
Further benefits include double glazing throughout and gas central heating. Finished in modern neutral tones and complemented by quality flooring and carpeting, the property offers a stylish yet welcoming home ready for immediate occupation.

Location
The property is conveniently positioned for a wide range of local amenities, making it an excellent choice for families and commuters alike. A selection of children's nurseries, primary and secondary schools are all within approximately a 10-minute walk.
Excellent transport connections are available, with the A82 close at hand, providing access to the motorway network, Glasgow City Centre and Glasgow International Airport. Helensburgh and the naval bases at Faslane and Coulport are also easily accessible.

Dumbarton Central and Dumbarton East railway stations are both within approximately a 15-minute walk, offering frequent services to Glasgow City Centre, with direct connections also available to Edinburgh Waverley, Balloch and Helensburgh.

For shopping and everyday convenience, Dumbarton High Street, Dumbarton East and St James Retail Park are all within approximately one mile. The surrounding area also offers a variety of leisure and recreational facilities, including sports centres, golf and bowling clubs, together with numerous play parks and scenic walks.



TOTAL: 808 sq. ft, 75 m2
1st floor: 413 sq. ft, 38 m2, 2nd floor: 395 sq. ft, 37 m2
EXCLUDED AREAS: GARAGE: 168 sq. ft, 16 m2, PATIO: 87 sq. ft, 8 m2, STORAGE: 17 sq. ft, 2 m2,
WALLS: 104 sq. ft, 8 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Of particular appeal to outdoor enthusiasts, the beautiful Overtoun Estate and House can be accessed via the entrance on Campbell Avenue, approximately 300 yards from the property.

An excellent opportunity to acquire a spacious, well-maintained family home in a popular Dumbarton location. Early viewing is highly recommended to fully appreciate the accommodation, generous gardens and convenient setting on offer.

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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