



## 13 Berenice Place, Dumbarton, G82 1BL

Offers over £279,995



\*\*Stunning FOUR bedroom semi-detached family home\*\* Set within a highly sought after development in Dumbarton, this property is presented to market in true walk-in condition. Viewing is a must to appreciate the level of accommodation on offer. With HDVR Property Tour available, please contact Elevate Property Services for more information.



## Property Information

Welcome to No. 13 Berenice Place, situated within a quiet cul-de-sac in the highly sought after Dumbarton area. This fantastic FOUR-bedroom semi-detached home offers a superb level of accommodation. Beautifully decorated throughout, this bright and spacious property is presented in true walk-in condition.

To the front, the property benefits from a two-car driveway and easily maintained garden area. Upon entering through the reception porch, you are welcomed into the sumptuous family lounge which boasts a feature inset fire and media wall. With generous dimensions providing ample space for dining, this is the perfect space for entertaining. Dual aspect windows surround this space with natural light. The fitted kitchen is sleek in design with an array of wall and base mounted units paired with complementing worktops, creating a fashionable and efficient workspace. The kitchen further benefits from a range of quality integrated appliances to include a dishwasher, washing machine, fridge freezer, gas hob, oven and extractor fan. A well-proportioned fourth bedroom is also available on the ground floor, this space is flexible for a variety of uses and could also be utilised as home office, playroom etc. An ensuite cloakroom is conveniently located adjacent to this room and comprises of vanity unit and W.C.

A staircase leads to the upper floor which benefits from an additional three generously proportioned bedrooms, all of which also boast in-built storage. The master bedroom has the added benefit of a luxurious shower room, comprising of shower cubicle with rainfall shower, vanity unit and W.C. A beautiful family bathroom completes this floor and comprises of rainfall shower over bath, vanity unit and W.C.

Valuable storage facilities are available within the hallway and additionally within the loft area. The property also benefits from gas central heating and double glazing throughout, providing all rooms with a lovely warmth all year round.

The south facing rear garden is substantial in size and is fully enclosed, creating a safe and secure environment for children and pets alike. This area is easily maintained and boasts an excellent storage area to the side and composite decking area, perfect for socialising and al-fresco dining.

Ideally situated within a short distance of a host of local amenities and sought after schooling, this property is sure to also appeal to families with children of various ages. Main bus services and local train stations are also a short distance away, providing direct transport links to Glasgow City and Loch Lomond area.

We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

Any areas, measurements or distances quoted are approximate and floor plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

## Room Dimensions

Living Room - 4.11m x 3.70m

Dining Room - 3.07m x 2.99m

Kitchen - 3.22m x 2.95

Bedroom (Ground Floor) - 4.10m x 2.41m

Ensuite (Ground Floor) - 1.73m x 1.52m

Master Bedroom - 3.43m x 2.76m

Master Ensuite - 1.96m x 1.48m

Bedroom Three - 2.90m x 2.76m

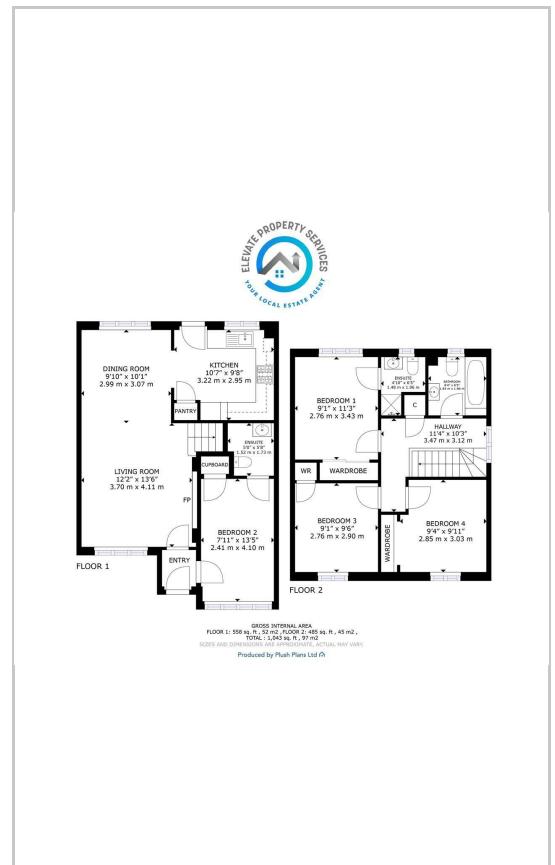
Bedroom Four - 3.03m x 2.85m

Bathroom - 1.96m x 1.93m

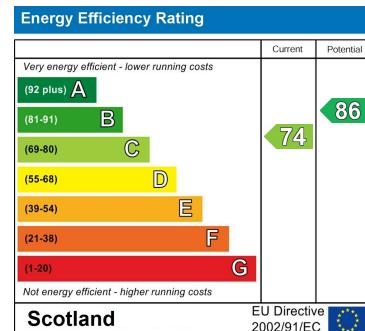
## Area Map



## Floor Plans



## Energy Efficiency Graph



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