



30 MacPhie Road, Dumbarton, G82 3PZ

Offers over £189,995



****CLOSING DATE - FRIDAY 29TH NOVEMBER AT 1.00PM**** Splendid THREE bedroom semi-detached home, offering spacious and desirable accommodation over two floors within a popular Dumbarton area. This property is presented to market in excellent condition and is not expected to be available for long! With HD property tour available, please contact Elevate Property Services for more information.



Property Information

Welcome to No. 30 MacPhie Road, situated within the popular High Overtoun Estate in Dumbarton. This splendid THREE bedroom semi-detached home offers an excellent level of family accommodation.

To the front of the property is a driveway and a low maintenance garden. On entering, you are welcomed firstly into the entrance vestibule with storage for outdoor items. The hallway leads you in the first instance into the open-plan lounge, kitchen and dining area, creating a bright and spacious ambience. The beautifully decorated lounge has generous dimensions and large window flooding this room with natural sunlight. To the rear of the lounge, there is ample space for dining and patio door access to the garden. The modern fitted kitchen has an array of white wall and base mounted units paired with a wood effect worktop, creating a fashionable and efficient workspace. The kitchen further benefits from an integrated gas hob, oven, grill, extractor fan, dishwasher and fridge freezer. Completing the ground floor, is a convenient cloakroom with wash hand basin and W.C.

On the upper level, the property is further complimented with three well-proportioned bedrooms. The beautifully tiled, family bathroom comprises of a shower over bath, vanity unit and W.C. The property further benefits from excellent storage throughout and a fully floored attic area. Gas Central Heating and Double Glazing create a lovely warmth all year round.

Ideally situated within a short distance of sought after schooling, this property will appeal to variety of purchasers, including families with children of various ages. Also, with excellent transport links to local amenities, or further afield to Glasgow City and Loch Lomond area, the location is sure to be popular.

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

Lounge - 4.32m x 3.18m

Dining Room - 2.87m x 2.56m

Kitchen - 2.87m x 2.56m

Bedroom One - 4.09m x 3.18m

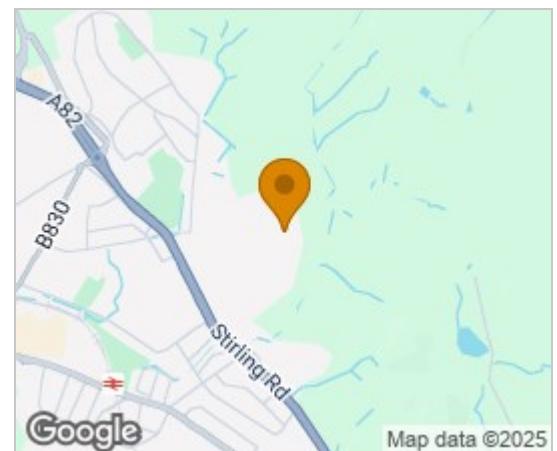
Bedroom Two - 3.18m x 3.05m

Bedroom Three - 3.12m x 2.43m

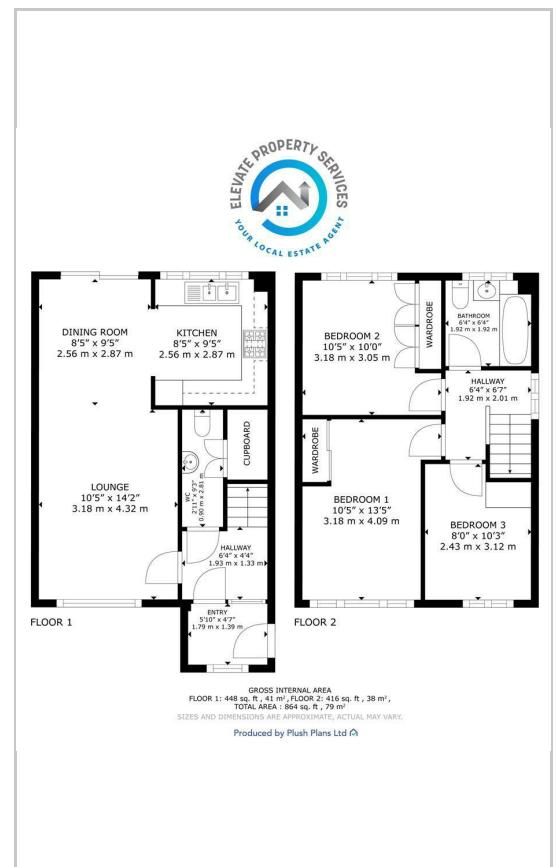
Bathroom - 1.92m x 1.92m

WC - 2.81m x 0.90m

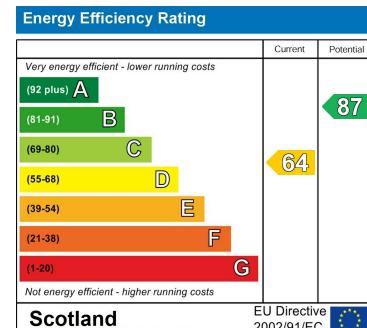
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.