



## 8 Darleith Road, Cardross, G82 5PG

Offers over £129,995



**\*\*Splendid THREE bedroom semi-detached home\*\*** Offering spacious and desirable accommodation over two floors within the popular Cardross area. This property is available to **CASH PURCHASERS** only due to being non-traditional construction. This property must be viewed to appreciate the level of accommodation on offer 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. 8 Darleith Road, situated within the popular Cardross area. This splendid THREE bedroom semi-detached home which offers a fantastic level of accommodation is available to cash purchasers only. With neutral decoration throughout, this bright and spacious home is presented in true walk-in condition.

To the front of the property is ample on street parking and a low maintenance garden. You are welcomed firstly into the entrance vestibule, which then leads you to the spacious hallway. The beautifully decorated lounge boasts a feature fireplace and a large window which floods this entire space with natural sunlight. The modern fitted kitchen has an array of white wall and base units paired with a contrasting worktop, creating a fashionable and efficient workspace. The kitchen further benefits from an integrated washing machine and dishwasher and space for a free-standing cooker and fridge freezer. Access to the fantastic rear garden is via the kitchen. Completing this floor is a modern family shower room boasting quality fixtures and fitting and comprising of a walk-in shower cubicle with rainfall shower, vanity unit and W.C.

On the upper level, the property is further complimented with three neutrally decorated and generous in size bedrooms, two of which also boast fitted storage facilities. Further storage is also available within the attic area.

The property further benefits from double glazing and gas central heating throughout. The professional landscaped rear garden is fully enclosed, creating a safe and easily maintained environment for children and pets alike. In addition to this, an excellent patio area with Indian sandstone paving is available, perfect for al-fresco dining.

The property is located walking distance from the centre of the village offering great day-to-day amenities that include a local convenience shop. Excellent leisure facilities and transport links area available for travel further afield. The larger towns of Helensburgh and Dumbarton are within a five minutes' drive and offer further extensive amenities including shops, supermarkets, bars, restaurants and cafes. The village has a highly regarded primary school within walking distance, with secondary schooling in Helensburgh at Hermitage Academy along with the highly regarded Lomond private school.

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 - 4.21m x 4.10m
- Kitchen - 3.21m x 3.07m
- Bedroom One - 4.22m x 3.33m
- Bedroom Two - 4.10m x 2.71m
- Bedroom Three - 3.50m x 3.06m
- Shower Room - 1.93m x 1.75m

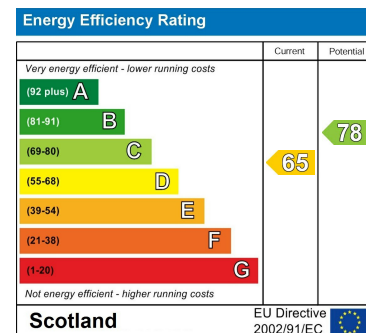
## Area Map



## Floor Plans



## Energy Efficiency Graph



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