



## 14 Miller Court, Dumbarton, G82 2JX

Offers over £184,995



Elevate Property Services are delighted to bring this extended THREE Bedroom end terrace home to market. This property has been smartly extended to the rear to add a wet-room and an additional room which is flexible for a variety of uses. Situated within a quiet development in the sought after Dumbarton area, this property to is not expected to be available for long.



## Property Information

Welcome to 14 Miller Court, situated within a quiet residential development in Dumbarton. This splendid THREE bedroom end terrace home boasts an excellent extension to the rear, creating flexible family accommodation.

The front of the property benefits from an easily maintained lawn leading to a sheltered entrance porch. Private garden space and off-street parking is available to the rear with all residents benefitting from an allocated parking space. Upon entering, you are welcomed into the bright hallway which leads firstly into the lounge boasting neutral decoration and a large window flooding this room with natural sunlight. 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 and extractor fan. Ample space is available for a free-standing washing machine and fridge-freezer. Access to the fully enclosed rear garden is via the kitchen.

An extension to the rear of the property hosts a modern wet-room with shower, vanity unit and W.C and a separate space which was utilised as a fourth bedroom. This flexible space would also be perfect for a dining room, home office or children's playroom etc. This space has been cleverly constructed for wheelchair access with a removable ramp available from the side of the property leading into this area.

On the upper level, the property is further complimented with three well-proportioned bedrooms, all which benefit from fitted storage. The fully tiled family bathroom comprises of an electric shower over bath, wash hand basin and W.C. The property further benefits from excellent storage throughout with additional storage available within the partially floored loft area. Further benefits include Gas Central Heating and Double Glazing creating a lovely warmth all year round.

The low maintenance garden to the rear of the property is fully enclosed, creating a safe and secure environment for children and pets alike.

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 floorplans 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 - 4.64m x 3.27m

Dining Room - 3.04m x 2.54m

Kitchen - 3.04m x 2.70m

Bedroom One - 3.90m x 3.29m

Bedroom Two - 3.29m x 2.98m

Bedroom Three - 2.98m x 2.30m

Bathroom - 2.30m x 1.67m

Wet-room - 2.54m x 1.97m

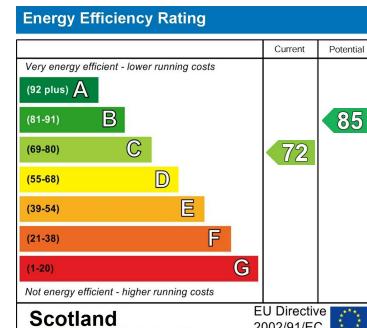
## Area Map



## Floor Plans



## Energy Efficiency Graph



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