



## 5 Hillview, Dumbarton, G82 2TW

Offers over £154,995



**\*\*CLOSING DATE FOR FINAL OFFERS - FRIDAY 17/4 @ 12.00PM\*\*** Elevate Property Services are delighted to present this sought-after TWO bedroom end-terrace family home, boasting an attractive sandstone exterior to market. Situated within the popular Milton area of Dumbarton, the property boasting charming period features, is conveniently located within walking distance of a host of local amenities. This property is expected to generate considerable interest and is therefore not expected to be available for long!



## Further Information

Located within a peaceful cul-de-sac and enjoying scenic open views, this property benefits from a multi-car driveway and low-maintenance gardens to both the front and rear, appealing to a wide variety of purchasers.

On entering the property, the welcoming hallway leads to the generous lounge, enhanced by a large window allowing an abundance of natural light to flood the room. The lounge also benefits from additional period features and high ceilings, adding character and charm.

The fitted kitchen offers range of units and ample worktop space, creating a clean and efficient space for meal preparation. Space has been allocated for a free-standing cooker, washing machine and fridge-freezer. Direct access to the rear garden is available from the rear of the kitchen. A large cupboard area is located just off the kitchen, perfect for use as a larder, offering practicality families and professionals alike.

On the upper level, the property boasts two well-proportioned bedrooms, both offering excellent space, with one benefiting from additional storage. The family bathroom completes the accommodation and comprises a bathtub with overhead electric shower, wash hand basin set within a vanity unit and W.C.

Externally, the rear garden has been designed for easy maintenance, featuring an artificial lawn and providing a private outdoor space ideal for relaxing and enjoying the warmer months, with access to the side of the property. This property benefits from added storage of a large garage, currently being utilised as a workspace area and offering flexibility for a variety of uses.

Ideally situated within the Milton area of Dumbarton, the location offers excellent transport links to local amenities and further afield to Glasgow City Centre and the Loch Lomond area. The property is also conveniently located close to Bowling Harbour and the main town of Dumbarton, both offering a wide range of local amenities.

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.

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.

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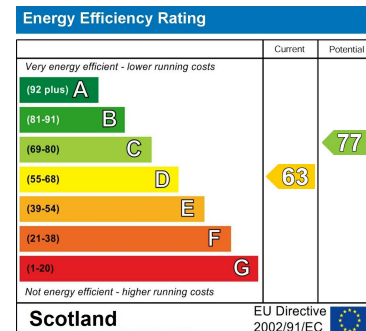
## Area Map



## Floor Plans



## Energy Efficiency Graph



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