



52 Colquhoun Road, Dumbarton, G82 2TQ

Offers over £164,995



Elevate Property Services are delighted to present this splendid three bedroom semi-detached home to market. Situated within the highly sought-after Milton area of Dumbarton, this spacious property enjoys a quiet residential setting while remaining within walking distance of a range of local amenities and excellent transport links. This fantastic family home is expected to generate significant interest, and early viewing is highly recommended.



Further Information

Situated within a peaceful residential pocket, this property benefits from ample on-street parking alongside private gardens to the front and rear.

Upon entering, you are welcomed into a bright and inviting reception hallway which sets the tone for the accommodation within. The spacious open-plan lounge and kitchen benefits from dual-aspect windows, flooding the space with an abundance of natural light and creating a warm and welcoming atmosphere.

The modern fitted kitchen is positioned to the side of the lounge, offering an ideal layout for contemporary family living and entertaining. The kitchen itself boasts an excellent range of wall and floor-mounted units along with generous worktop space. Integrated appliances include a gas hob, eye-level oven and extractor hood, while additional space is available for freestanding appliances. The kitchen also provides direct access to the rear garden.

Completing the ground floor accommodation is a stylish and contemporary shower room comprising of a large shower cubicle, rainfall shower, vanity sink unit and W.C.

The upper level hosts three well-proportioned double bedrooms, all beautifully decorated throughout, with one bedroom additionally benefiting from fitted storage facilities. Further benefits of this impressive property include gas central heating, double glazing and excellent additional storage within the attic space.

Externally, the splendid rear garden can also be accessed from the side of the property and opens onto a patio area, providing the perfect setting for relaxing, al-fresco dining and outdoor entertaining. A substantial lawn area further enhances the outdoor space, making it ideal for both children and pets.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

