

36 Hillfoot Avenue, Dumbarton, Dumbartonshire, G82 3JX

Offers Over £159,995





MQ Estate Agents are delighted to present to the market this semi-detached property situated in a quiet cul-de-sac in Dumbarton. The property comprises of a lounge and dining space, generously sized kitchen, three bedrooms, family bathroom and wrap a round gardens with the rear garden being particularly impressive in size. The property further benefits from gas central heating and double glazing throughout. This would be an ideal opportunity for a variety of purchasers including those looking to upsize. A small amount of internal modernisation would further increase value in this property.

MQ Assisted Move, Part Exchange and 95% mortgages are available.

ENTRANCE HALLWAY

The entrance hallway leads to the lounge and stairs to the upper floor. This is an ideal space for storing outerwear such as coats and footwear.

LOUNGE/DINING AREA

20' 4" x 11' 5" (6.2m x 3.5m) The lounge and dining space has both windows to the front and rear of the property which flood the room with natural light. Flooring is laid to a wood effect laminate and walls are painted in light neutral tones. The electric fireplace makes an ideal focal point to the room.



KITCHEN

15' 5" x 8' 6" (4.7m x 2.6m) The kitchen is a generous size and comprises of a variety of wall and floor units in a wood effect finish with marble effect worksurfaces. There is an integrated gas hob and electric oven and space for a freestanding washing machine, dishwasher and tall fridge freezer. The room is complete with a deep storage cupboard and spotlight lighting.

BEDROOM ONE

11' 5" x 11' 5" (3.5m x 3.5m) The first double bedroom overlooks the rear of the property and has flooring laid to carpet and walls decorated in a light colour scheme.

BEDROOM TWO

13' 1" x 12' 1" (4m x 3.7m) The second double bedroom overlooks the front of the property and has super views out over the water and Dumbarton Rock. Flooring is laid to carpet and walls are decorated in grey with feature wall. There is also a handy shelved cupboard.

BEDROOM THREE

8' 10" x 8' 6" (2.7m x 2.6m) The third bedroom overlooks the front of the property and has flooring laid to carpet. There is also a deep storage cupboard.

BATHROOM

7' 2" x 5' 6" (2.2m x 1.7m) The fully tiled family bathroom comprises of a white, three piece suite of bath, low flush WC and wash hand basin.

GARDENS

The property enjoys wrap a round gardens. To the front it is mainly laid to lawn and pathway. The rear and side garden is a large space laid to lawn.

LOCATION

Hillfoot Avenue sits in a quiet cul-de-sac to the north of Dumbarton. Local shops and public transport links are nearby. The A82 and Dumbarton Central railway station provide easy commuting to Glasgow City Centre. Schooling is available locally at all levels. Dumbarton town centre offers many retail outlets and St James Retail Park hosts major stores, such as Marks & Spencer, Asda, Argos and Morrison's.



VIEWINGS

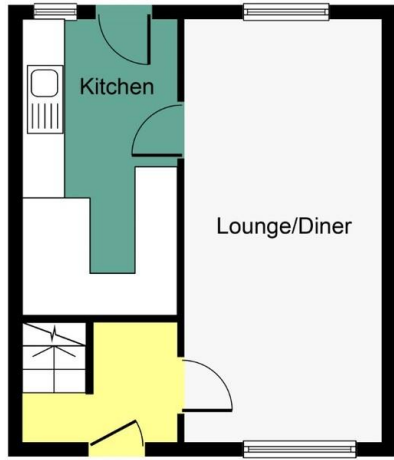
Viewing is by appointment only. Early internal viewing is imperative to fully appreciate all that this family home has to offer.

MQ Estate Agents are open 7 days a week:
Monday to Friday 8am to 9pm & Saturday & Sunday 8.30am - 9pm to arrange your viewing or valuation appointment.

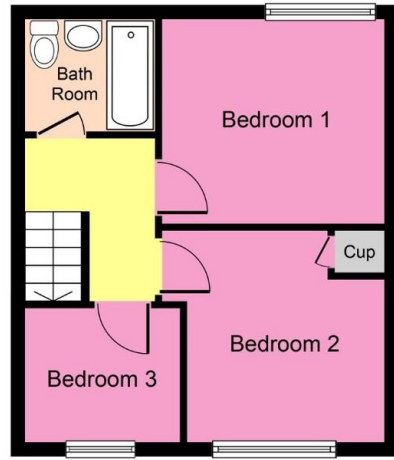






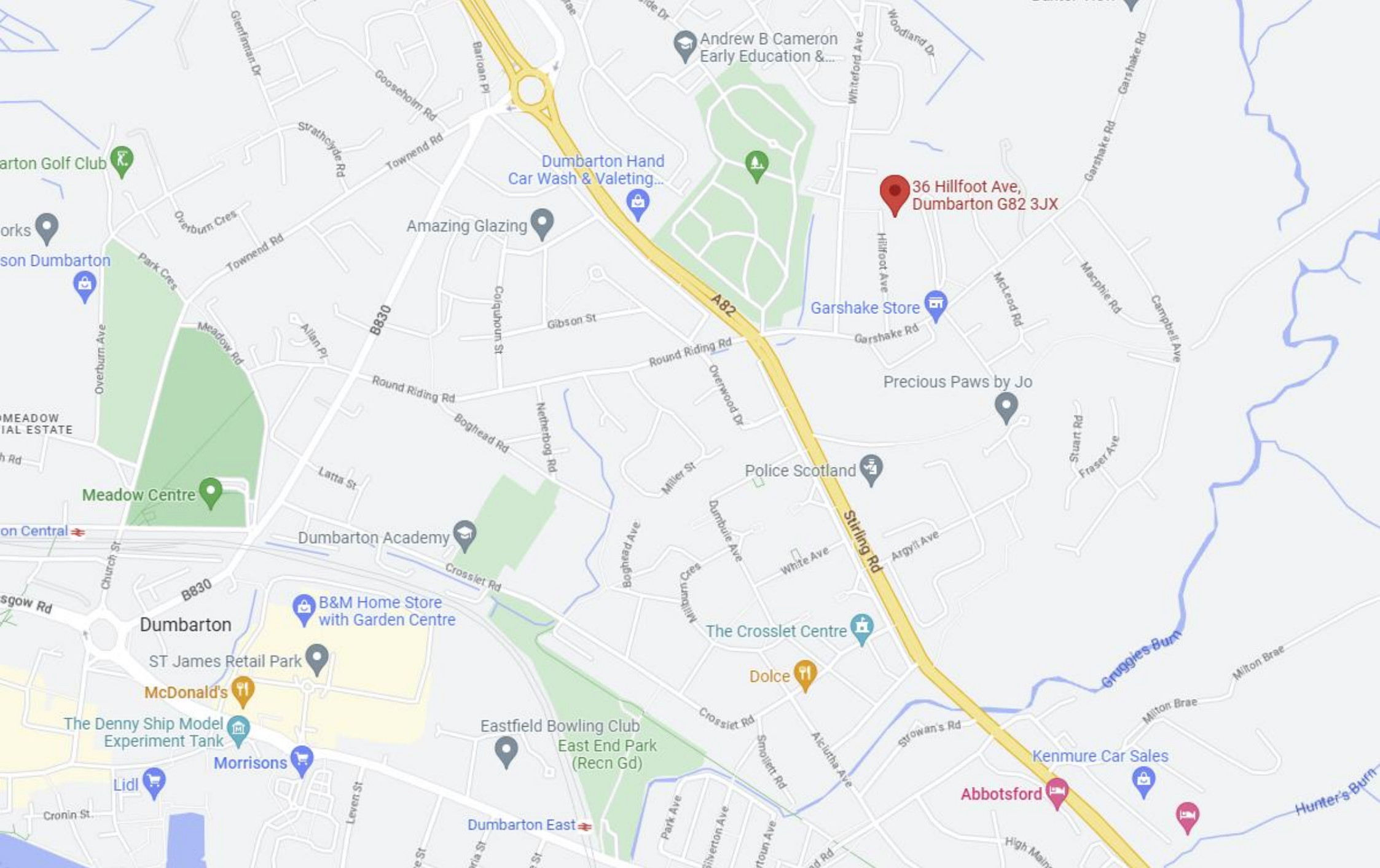


Ground Floor



First Floor





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