



FOUR BEDROOM DETACHED  
VILLA

MASTER BEDROOM EN-SUITE,  
DOWNSTAIRS WC & JACK AND  
JILL SHOWER ROOM  
ACCESSIBLE FROM BEDROOM  
2 AND 3

Orissa Drive, Dumbarton, G82 1AB

EVE Property are delighted to present to the open sales market a lovely modern detached four bedroom villa in the highly revered Orissa Drive, Dumbarton East. Nestled in a peaceful enclave amongst similar style residential properties, this particular house will be of significant interest to families looking to settle in the neighbourhood and, as such, we anticipate plentiful interest - call our friendly sales team today to schedule your viewing appointment!

Offers Over £335,995





## Property Description

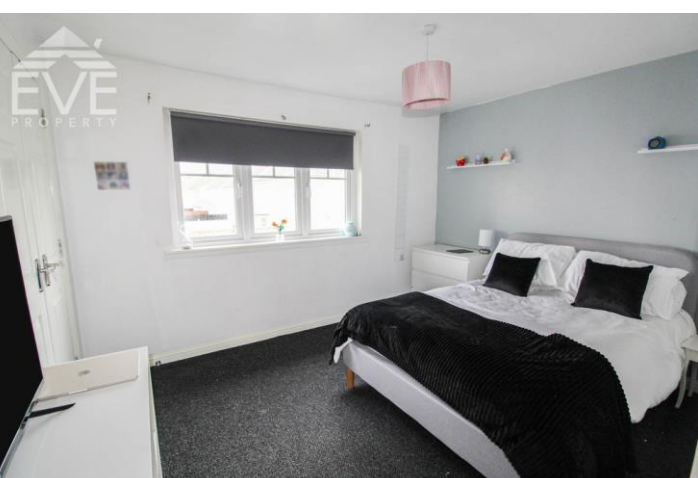
Number 37 has the added appeal of a garage, generous dimensions and is situated within a larger open aspect plot, whilst the the house lends itself to the best of both worlds with it's tranquil location affording a lovely retreat, with a profusion of amenities, schools, transport modes, shopping and dining all within close proximity.

With instant kerb appeal, the front elevation is rendered in light cream and red brick dressing with sandstone stone window surrounds, combined with a mono-bloc double driveway and lawn for ease of maintenance. The smart half glaze composite door with canopy over provides ingress to the hallway, leading to all apartments and staircase off. Upon entry, the tone is set with crisp white decor hues adorning the walls and quality oak laminate flooring flowing seamlessly throughout the downstairs, save for the carpeted lounge. The living room to the front is light and bright with a large triplicate picture window bathing the entire space with sunshine, further enhancing the already generous proportions on offer. Deep pile mink toned carpeting with matching matte walls mixed with bountiful proportions ensuring ample capacity for contemporary furnishings, making this a perfect room for relaxing and entertaining in equal measure. The downstairs w.c is a convenient addition and is equipped with a dual flush w.c, space-saver sink with mixer, tiled splashback and radiator.



To the rear, the dining, family-space kitchen is a real treat to behold and runs the entire length of the back elevation, providing a fantastic room that easily acts as the true heart of the house. Delineated into practical sections - cooking and prep, dining and /or t.v/ sofa chill area, this kitchen has something for every member of



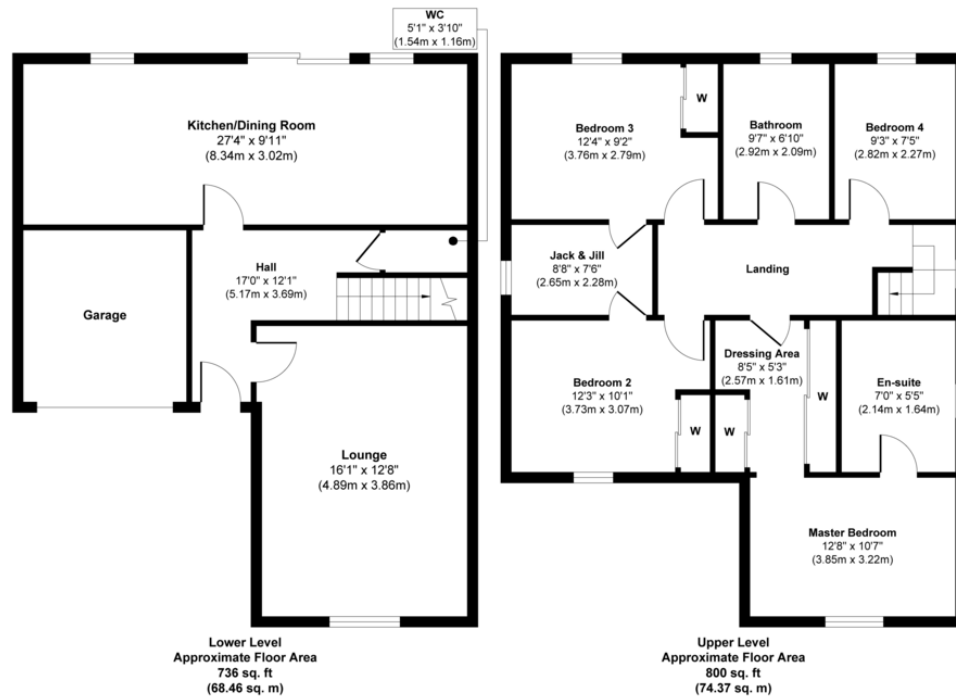


the family to enjoy while socialising together. Upvc french doors brings the outside in, with the garden serving as an extension to the house during warmer months. An unstinting selection of wall and floor mounted cabinetry finished in gloss slab white and topped with anthracite swirl finish laminate work surfaces gives a linear look and finish. Perfectly equipped for the chef of the house, there is a stainless steel four burner gas hob with matching oven, splashback, concealed extract canopy, and stainless one and half sink and drainer with dual mixer tap. There is space and servicing for a dishwasher, washing machine and free standing larder fridge freezer.

The upstairs of this beautiful abode boasts four generous size bedrooms - all abundantly proportioned and all enjoying open aspects to the front or rear of the property. Each room has it's own identity coupled with quality finishes, carpeting and decor and in-built storage save for the smaller of the four. A Jack and Jill en-suite is shared between bedrooms two and three and is fabulous convenience for today's busy lifestyles. Fitted with a thermostatic shower over corner enclosure bound with white metro tiling, there is also a concealed cistern w.c and pedestal sink, radiator and laminate flooring for ease of maintenance.

Bedroom four is located next to the family bathroom for ease of comfort and both are situated to the rear of the upstairs. The master bedroom is a nod to contemporary living - double in-built wardrobes bookend the entrance and cater for all storage needs without compromising the scale on offer. The en-suite is similarly styled to that of the Jack and Jill, the only difference a shower enclosure double in size and and dressed with larger white gloss tiles for a sharp, clean finish.

### 37 Orissa Drive, Dumbarton, G82 1AB



**Approx. Gross Internal Floor Area 1536 sq. ft / 142.83 sq. m**

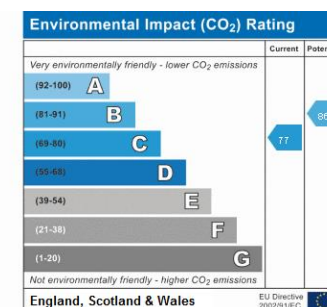
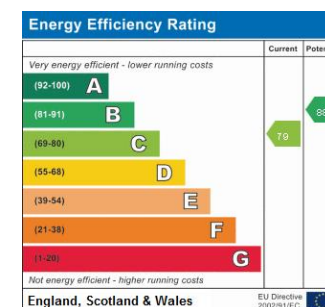
Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Completing the internal specification, the bathroom provides a peaceful bath sanctuary to soak in at the end of a long day - light matte paint tones and tiles wrap around the walls for an uncluttered look.

The rear gardens are south and come fully bound and enclosed for added privacy and security, with full height slatted timber dividing fence with the property next door. A large swathe of lawn edges the sun patio - perfect area for barbecue enthusiasts who love to entertain!

Orissa Drive is conveniently placed close to Dumbarton East Train Station offering direct rail links to Helensburgh, Balloch, Glasgow and Edinburgh. Dumbarton is a short journey from Loch Lomond and Balloch Country Park where a variety of restaurants and leisure activities can be found. Shopping facilities to be found in Dumbarton and nearby Helensburgh and Clydebank. The A82 road links provide access to the Erskine Bridge, Glasgow and M8 network.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements