



THREE BEDROOM MID
TERRACED VILLA

FULLY ENCLOSED REAR
GARDEN

KITCHEN, UTILITY ROOM AND
DOWNSTAIRS W/C

Wallace Street, Dumbarton, G82 1HL

EVE Property are proud to present to the open sales market a charming traditional style three-bedroom terraced villa in the ever sought after Wallace Street, Dumbarton. Positioned back from the busy Glasgow Road this unique property provides the best of both worlds, with peaceful tranquillity due to its secluded location and the abundant amenities and transport links Dumbarton East has to offer. This will no doubt be an attractive prospect for those currently looking to locate to the area and, as such, we would advise early viewing to avoid missing out!

Offers Over £195,000



Property Description

Positioned amidst similar style neighbouring houses, number 35 has remained within the same family for over forty years and has been lovingly cared for during this period of ownership as evidenced throughout.

An entrance vestibule to the front provides ingress to the reception hallway which has been painted in neutral tones and carpet flooring that continues to the internal staircase. To the right, two individual doors provide openings to the living and dining room. The living room is bathed in natural sunlight from the large triplicate window formation. A feature brick fire surround houses the gas fire - providing cosy warmth for nights in. The dining room between the lounge and kitchen has been recently utilised as a sitting room. This cosy room offers beautiful views of the rear garden and a feature tiled hearth houses the gas fire - a perfect room to entertain and relax in equal measure.

A large galley style kitchen has been fully fitted with a selection of wall and floor mounted shaker style cabinetry dressed in light maple wood and topped with light laminate work surfaces providing a linear look and feel. A large stainless steel sink and drainer with matching swan mixer tap, light cream tile splashback are further thoughtful upgrades whilst the slot-in electric cooker is included in the sale. Off the kitchen is a handy utility room with floor units, worktops and space and servicing for a washing machine, tumble dryer and under counter fridge. Also located on the lower level is a W/C.



The rear garden is fully enclosed and is neatly manicured and showcases fondly tended planters. The property is serviced by an access lane to the rear.

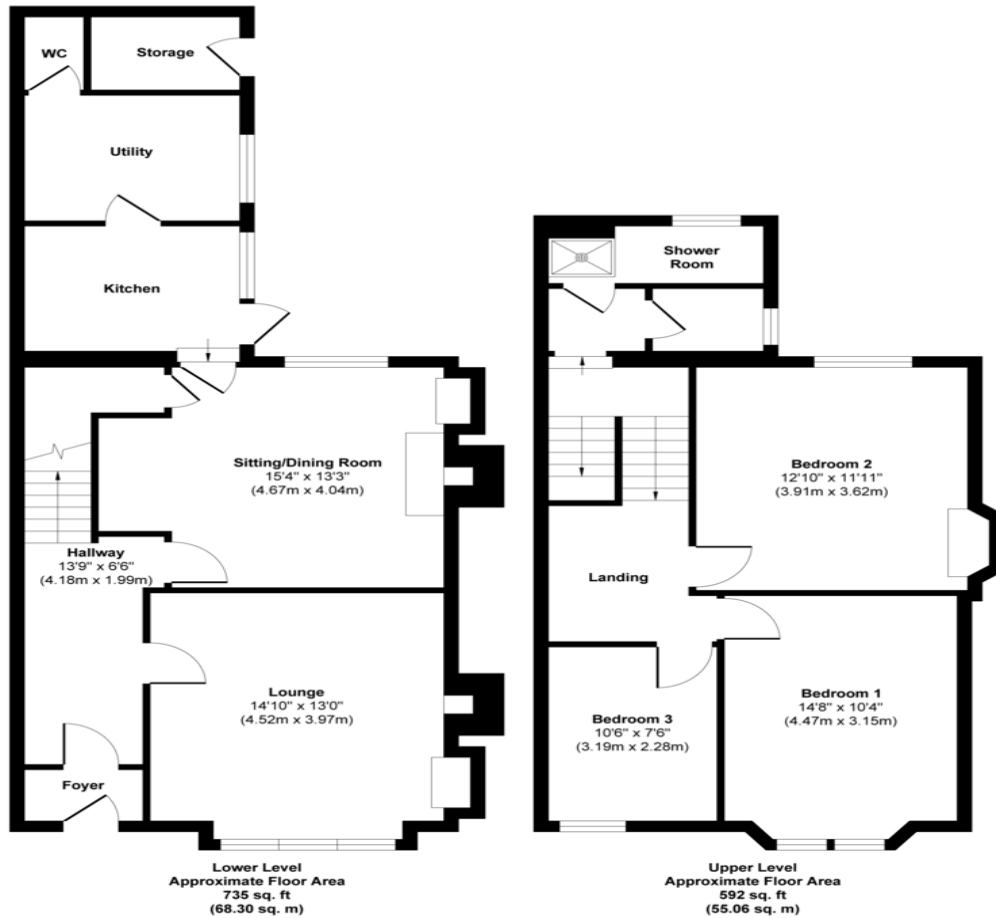


On the half landing is a family shower room and separate w/c - both rooms are tiled for easy maintenance and comprise low flush WC, wash hand basin, large shower enclosure and thermostatically controlled electric shower. The upper level of the house hosts the master bedroom as well as two further rooms, all of which are decorated in muted tones and hues and fitted with carpet flooring, each room comes with it's own identity and generous proportions to house modern furnishings without compromising the sense of space. The attic is partially floored and can be accessed by ladders from the upper hallway - currently used as storage and could be developed (subject to planning consents) into a fourth bedroom / office.

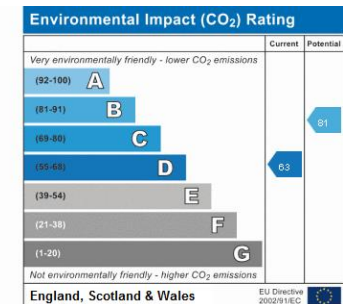
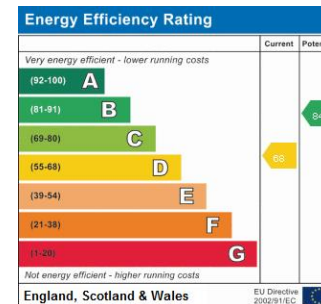
The property is conveniently placed on Wallace Street, Dumbarton and a short walk from Dumbarton East rail station offering direct rail links to Helensburgh, Balloch, Glasgow and Edinburgh. Wallace Street is a short distance to local nursery, primary and secondary schooling and is in the catchment area of the popular Knoxland Primary School - only a 5min walk. 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.

Properties of this calibre in this location are seldom to market and sure to be very popular - call our friendly sales team today to arrange your viewing!

35 Wallace Street, Dumbarton, G82 1HL



Approx. Gross Internal Floor Area 1327 sq. ft / 123.36 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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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