



## 8 Glenfinnan Lane, Dumbarton, West Dunbartonshire, G82 2EW

Immaculately Presented, Three-Bedroom, Mid-Terrace Home with Gardens & Two Parking Spaces

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# Property Description

Immaculately presented, three-bedroom, mid-terrace home with gardens and two allocated parking spaces. Set 'off-street' adjacent to a 'village green' in a modern family-orientated development in the Dumbarton area, West Dunbartonshire, northwest of Glasgow.

Comprises an entrance hall, living room, dining/kitchen, utility room, three flexible bedrooms, a family bathroom and a ground-floor WC.

Highlights include a stylish integrated kitchen, modern bathroom suites, and contemporary flooring including Karadean for the hall and lounge. In addition, there is gas central heating, double glazing, multiple TV points, and good storage provision including wardrobes for each bedroom and a loft.

Externally, benefits include a small lawn to the front; whilst an enclosed rear garden features a wood-decked patio, a synthetic turf lawn, and a store shed.

This modern development provides maintained communal grounds, a 'village green' with a children's play area, and visitors parking bays.

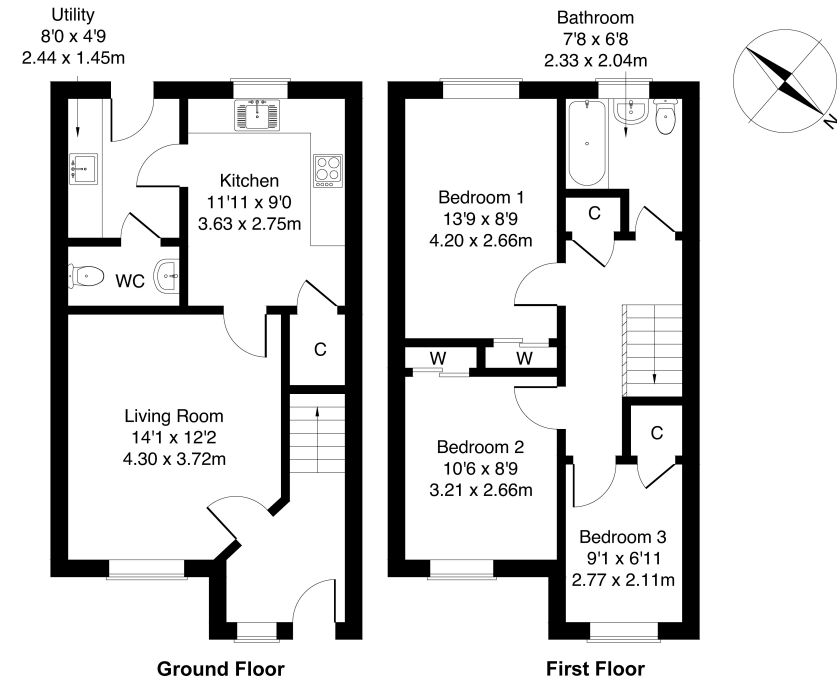
A welcoming entrance hall offers ample cloak space and gives access to the lounge and the carpeted stairway. Set to the front, a good-sized living room features a central light fitting and quality Karndean flooring continuing from the hall. Set off the lounge, is a bright stylish kitchen with modern wood-effect flooring, space for a dinner table and access to the deep under-stair storage cupboard. Modern fitted units include wood-effect worktops with matching upstands, a sink with a drainer; and an integrated dishwasher, fridge/freezer, double oven and gas hob. Set off the kitchen, a utility room has a door leading to the garden; fitted units and worktops with a sink; and further access to the WC with a two-piece suite.

On the first floor, bedroom one overlooks the rear garden, offering a spacious room for freestanding furnishing, and includes carpeted flooring, a built-in wardrobe and a TV point. Two further flexible bedrooms are set to the front, and also feature carpeted flooring and built-in storage space. Completing the accommodation, a bright fully-tiled family bathroom is fitted with a three-piece suite, including a mains shower over the bath, a ladder-style radiator and a shaver point.

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**8 Glenfinnan Lane, Dumbarton G82 2EW**

Approximate Gross Internal Area: (893 sq ft - 83 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Once the capital of the Kingdom of Strathclyde, Dumbarton is inland from the north bank of the River Clyde and astride the River Leven. With easy access to the A82 for further connections to and from the central belt motorway network, the area is also well-served by three railway stations. Situated centrally, is St James Retail Park, which offers a 24-hour ASDA superstore, local facilities,

and retail outlets. Schooling in the area is catered for by Dumbarton Academy and Our Lady & St Patrick's high schools, with a number of primary schools available throughout. With a wealth of walks and cycle paths along the River Leven, other recreational activities such as The Meadow Leisure Centre, Levensgrove Park, golf courses, and local parks are all available within easy reach.





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