



13 Geils Avenue, Dumbarton, West Dunbartonshire, G82 2QJ

Two Bedroom, End-Terrace Home with Gardens & Driveway

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Property Description

Beautifully presented, two bedroom, end-terrace house with private gardens and a driveway, set on a quiet residential street, located in the popular West Dunbartonshire town of Dumbarton.

Comprises an entrance hall, living/dining room, kitchen, two bedrooms and a shower room.

Features include modern décor and quality flooring, gas central heating, uPVC double glazing, TV and telephone points, and integrated storage including an attic.

Externally the property benefits from a recently landscaped private rear garden with a patio and timber shed, whilst there is a gravelled area to the front and driveway to the side.

The entrance vestibule has space for outerwear, carpeted stairs leading up to the landing, and opens into the bright living/dining room which features carpeted flooring, a modern electric fire and ample space for both lounge and dining furniture. With a door accessing the rear garden, the kitchen is fitted with modern units, stone effect worktops, a stainless steel sink, a breakfast bar and tiled splashbacks. Appliances include an integrated five burner gas hob, double oven and extractor hood, with space and plumbing for further freestanding white goods.

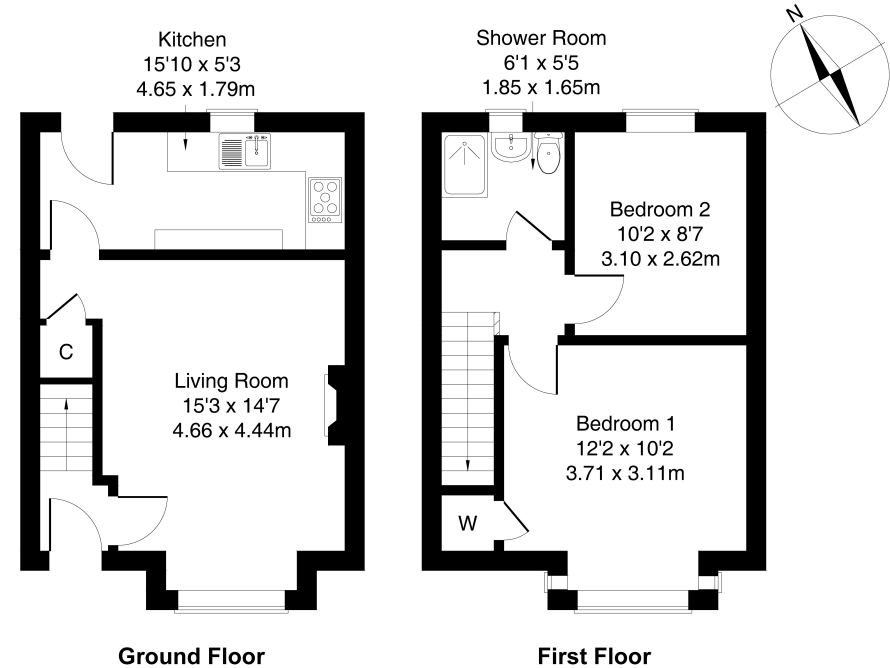
Upstairs, front-set bedroom one features carpeted flooring, a box bay window and a built-in wardrobe, whilst bedroom two likewise has carpeted flooring, and may be used flexibly as a guest bedroom, nursery or study. Completing the accommodation, the well-appointed shower room is fitted with a modern white two-piece suite with a rain-head mains shower set in a walk-in enclosure, panelled splash walls and a modern feature radiator.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (667 sq ft - 62 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, Levengrove Park, golf courses, and local parks are all available within easy reach.





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