



McGregor Drive, Dumbarton  
Offers over £244,950  
3 bedroom detached villa





**GPM are delighted to bring to the market this large extended 3 bedroom detached villa, set at end of quiet cul-de-sac. Externally there are spacious and enclosed lawn gardens which includes decking, a good size monobloc driveway leading to a single brick built garage which has power and light.**

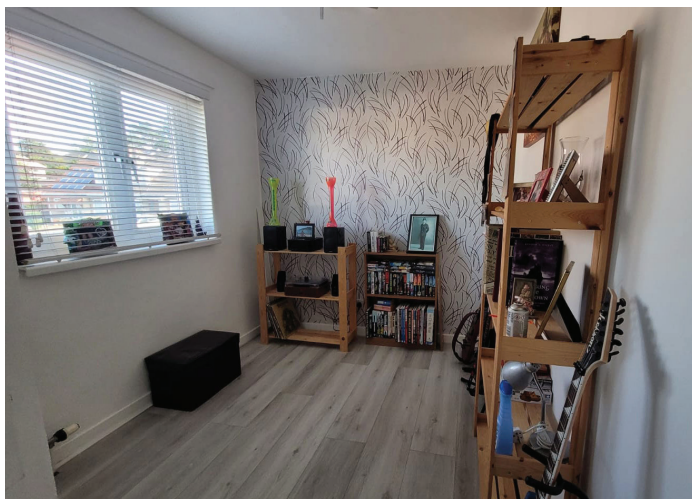
The property further benefits from a new roof replacement both to the main property and the garage. Gas central heating and double glazing, new Vokera replacement boiler. Internally, access from new timber effect PVC door to broad reception hallway, oak laminate flooring extends throughout the lower level, under stair storage, carpeted stairway to upper accommodation. Large lounge has open views facing to the front of the property. Open plan access to large kitchen diner, Space for formal dining and casual dining at the breakfast bar. A professionally fitted kitchen, with window to the side, boasting a good range of wall and base mounted storage complimented by extensive work surface areas. Integrated oven with inbuilt combination microwave above, 4 ring gas hob and extractor hood. Utility/laundry room off with window to rear and separate fully tiled cloakroom fitted with vanity wash hand basin and low flush wc set, window to side.

From the dining area the south facing large sun room provides further space and connects outdoor with indoor living, windows on 4 sides with French doors giving access to the gardens, tiled roof, must be seen to appreciate. Upstairs there are 3 bedrooms situated to the front and rear of the property, ample floor space for free standing bedroom furniture. The modern family bathroom is fully tiled and is fitted with a white vanity wash hand basin, low flush wc set and P shaped shower bath. Over bath power shower facility with side screen, inset spot lighting to ceiling.



The local area is ideal for the family buyer with safety in mind and provides an abundance of play areas, nature walks and easy access to amenities. Overtoun Estate and House is accessed via gate on Campbell Avenue approximately 300 yards from the property. Children nurseries, primary and secondary schools are only a 10 minute walk from the property. Transport facilities are available at Dumbarton Town Centre. Major trunk road at foot of Garshake Road connects to the motorway network easing commuting to Glasgow airport and the City Centre. Balloch with its many attractions is a 5 minute drive from the property where the beauty of Loch Lomond is available.





**EPC rating 'D'**

**Lounge 15'3"x 13'3"**

**Kitchen/Diner 20'2"x 10'9"**

**Sun Room 16'3"x 14'8"**

**Bedroom 14'x 12'**

**Bedroom 13'7"x 11'3"**

**Bedroom 10'9"x 7'10"**

## Contact us

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