





McEwan Fraser Legal

Solicitors & Estate Agents

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25 Perrays Drive

DUMBARTON, G82 5HJ

25 PERRAYS DRIVE

THE AREA

Perrays Drive in Dumbarton is a great place to live and commute from. For those traveling by car, the main motorway links are close at hand meaning all areas of central Scotland are easily accessible on a daily basis. There are a good range of schools and amenities within easy reach making it a very popular place to call home. The stunning scenery of the nearby surrounding area is perfect for long relaxing walks in a quiet and peaceful setting.

THE PROPERTY

Part Exchange available. We are delighted to bring to the market this excellent five bedroom, extended, semi-detached home. Set in a popular family friendly street that's well known for its neighborly spirit. Some of the traditional values that make a street a community are alive here, everybody actually knows each other and the streets are safe for the kids to play out in peace. This great family home makes a perfect place to raise a family, as it has been thoughtfully upgraded and extended to an exceptional level and is now presented in absolute walk-in condition.

The accommodation and is very impressive and comprises of a bright and spacious lounge, which owing to its shape would suit a range of furniture configurations. The lovely kitchen has been extended and opened out into a fantastic hub for the family around meal times. It's perfect for the home, finished in a lovely range of light oak fitted units, with a gas range with oven and ample space for the integrated appliances, fridge freezer, washing machine, tumble dryer, dishwasher, and another very handy separate freezer, making it a great space for the chef to serve up the family favorites. The kitchen leads out to a beautifully large conservatory with a solid roof conversion, making it a highly functional area all year round. There is a handy downstairs WC off the hallway.

The garage conversion offers a large bedroom with en-suite shower room and is virtually a self-contained accommodation. The tiled family bathroom is a touch of luxury, spacious, bright and fresh, finished in a white suite. There is always an instant supply of piping hot water for long refreshing baths. There are five good sized bedrooms in this lovely home, all with ample space for free standing furniture and some with built-in mirrored wardrobes that help to keep the rooms clutter free and bounce the natural light around. As expected given the high standard accommodation on offer in this home, the master bedroom has an en-suite with a large standalone shower enclosure. There are also ample cupboard spaces to help keep everything in its place.

The home is kept warm, comfortable and cozy via the double glazing and gas central heating. The garden space is both secure and child friendly, benefiting from a fantastic log cabin/gym with sun deck, on sunnier days it offers a great place to relax, unwind and enjoy a glass of wine at the end of a hard day. Handy off-street parking is available to the large mono-blocked front parking area. This great home would make an ideal buy for a young couple or established family looking for more space or even a great investment property for a smart Buy-To-Let investor. Some properties just tick all the boxes, this is definitely one of them. Our advice is be early for viewing if you are interested in this exceptional family property where all the hard work has already been done.

LOUNGE







EXCEPTIONAL FIVE BEDROOM SEMI DETACHED FAMILY HOME, SUPERBLY EXTENDED AND UPGRADED

BEDROOM 1 & EN-SUITE







BEDROOM 2





KITCHEN



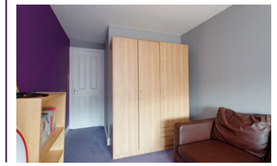


BEDROOM 3



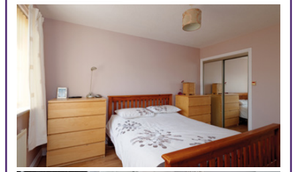
BEDROOM 4





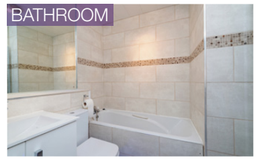
BEDROOM 5 & EN-SUITE







BATHROOM



CONSERVATORY



GARDEN



FLOOR PLAN
DIMENSIONS
LOCATION



Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 3.80m (12'6")
Kitchen	5.00m (16'5") x 2.90m (9'6")
Bedroom 1	4.70m (15'5") x 2.20m (7'3")
En-suite	2.00m (6'7") x 1.20m (3'11")
Bedroom 2	3.20m (10'6") x 2.60m (8'6")
Bedroom 3	3.40m (11'2") x 1.60m (5'3")
Bedroom 4	5.90m (19'4") x 2.50m (8'2")
Bedroom 5	3.90m (12'10") x 2.90m (9'6")
En-suite	1.90m (6'3") x 1.10m (3'7")
Conservatory	2.90m (9'6") x 2.70m (8'10")

Gross internal floor area (m^2) - 131 m^2

EPC Rating - C

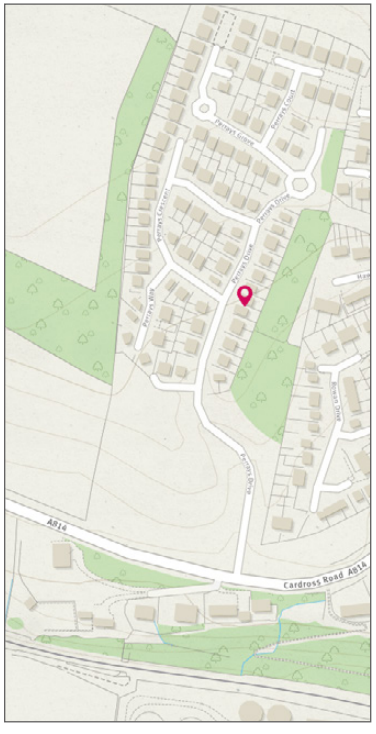


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Part Exchange Available

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GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
THE SUNDAY TIMES
THE TIMES



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