

Fantastic three bedroom house

Early viewing recommended







98 Highmains Avenue

Dumbarton, West Dunbartonshire, G82 2QB

Scan Here!

3 BED

1 BATH

ON STREET

ENERGY D EPC RATING

McEwan Fraser Legal

Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
0141 404 5474
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available

RIVER LEVAN | PARK | DUMBARTON GOLF CLUB



















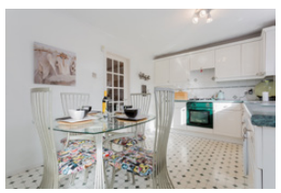
Dumbarton

WEST DUNBARTONSHIRE

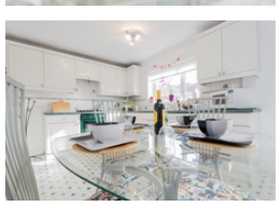
Dumbarton is a small historic town that sits beside the junction of the River Leven and River Clyde, 15 miles downstream from Glasgow city centre. The town and surrounding area became a Royal Burgh in 1222. For 600 years, much of the history of the town is reflected in the history of Dumbarton Castle. Famous for shipbuilding and marine engineering in the latter part of the last century. In recent years Dumbarton has seen many changes with extensive improvements to roads and facilities. It is now the administrative centre for West Dunbartonshire. Dumbarton offers all the facilities of a small town.

It has good secondary and primary schools and is well served by public transport, including an excellent railway station. The town has three public parks, a theatre, a large public library, sports complex and leisure pool.



















98 Highmains Avenue

Part Exchange available. We are delighted to bring to the market this great family home set in a quiet cul-de-sac and benefiting from a real community/ neighbourly spirit. Accommodation comprises of a bright and spacious lounge with feature gas fireplace that leads through to the family kitchen.

The kitchen benefits from gas cooker, cooker hood, oven, space for washing machine, fridge freezer, space for a table and a good size deep utility room. Access to the back garden, which has a patio area and grassed area.

Upstairs the partially tiled family bathroom has a white suite and an electric shower over the bath, sink and WC. There are three bedrooms in this home; two are doubles, all have built in storage and a single bedroom again with storage facilities.

The front garden is laid to lawn and there's on-street parking in a quiet street. This lovely home is kept warm and cosy via the double-glazing and the gas central heating. Early viewing is advised for this great family home.

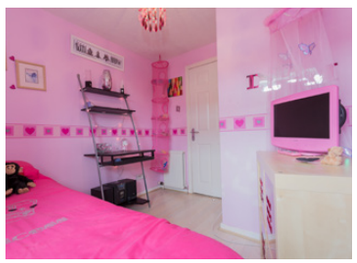




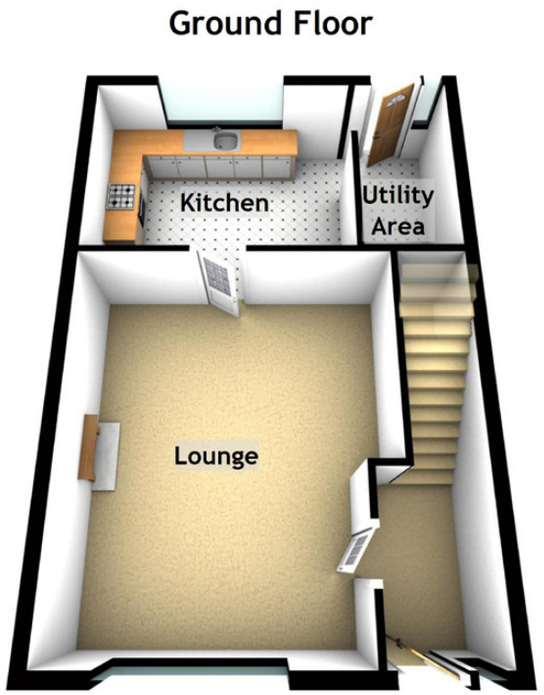


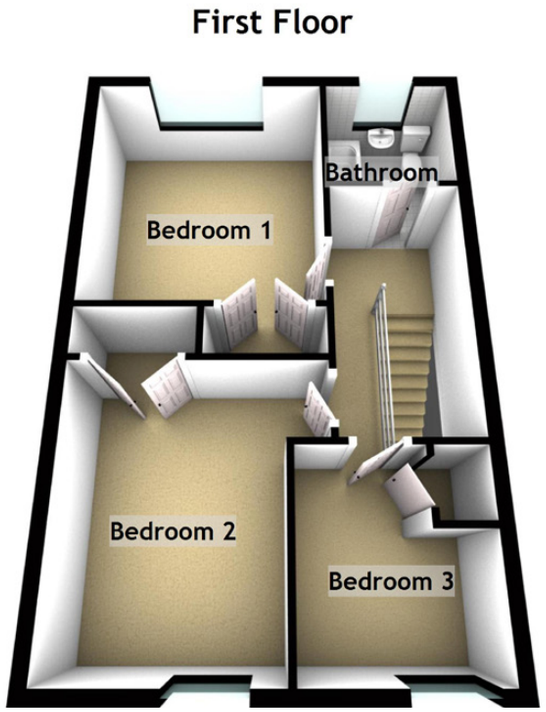






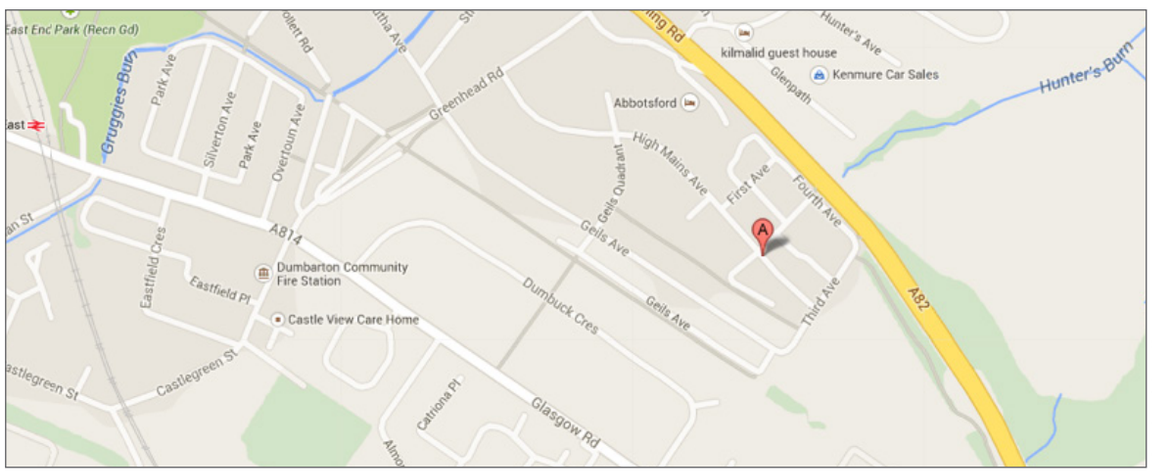






Approximate Dimensions
(Taken from the widest point)

Lounge	5.38m (17'8") x 4.42m (14'6")
Kitchen	3.96m (13') x 2.91m (9'7")
Utility Area	2.89m (9'6") x 1.42m (4'8")
Bedroom 1	3.79m (12'5") x 3.48m (11'5")
Bedroom 2	3.94m (12'11") x 2.00m (6'7")
Bedroom 3	2.83m (9'3") x 2.50m (8'2")
Bathroom	1.90m (6'3") x 1.80m (5'11")



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Part Exchange

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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Surveyor



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Senior Designer