

A competitively priced three/four bedroom semi-detached villa

On a good-sized corner plot offering a wealth of opportunity







89 Bontine Avenue

Dumbarton, West Dunbartonshire, G82 4EF

Scan Here!

SINGLE GARAGE

POTENTIAL TO EXTEND (STPP)

CORNER PLOT

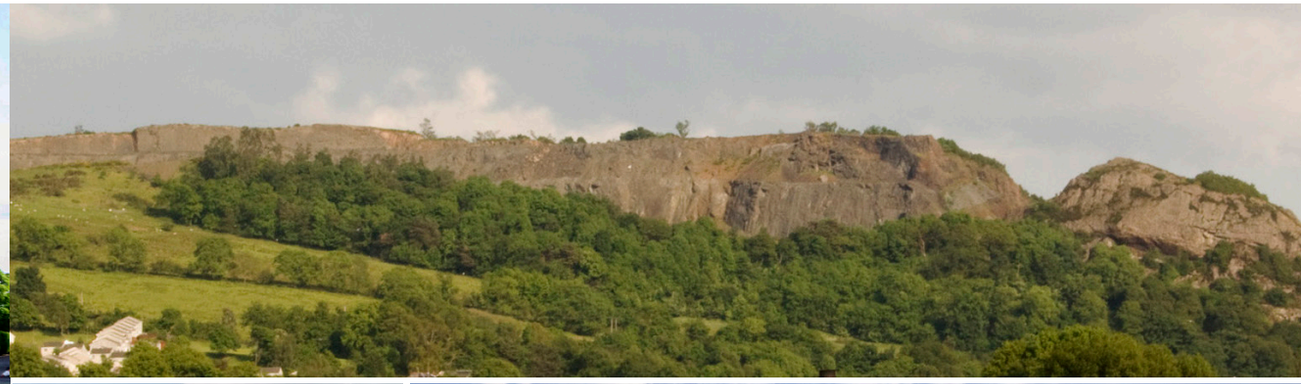
RAIL LINKS

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









Dumbarton

WEST DUNBARTONSHIRE
G82 4EF

DUMBARTON ROCK
LOCAL PARK

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. Dumbarton Castle, or the 'Rock', is an ancient fortress and was the capital of the Kingdom of Strathclyde in the 8th and 9th centuries.

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. William Wallace was imprisoned here for a short time after his capture, before the castle was described by King Henry Vlll of England as the key to the realm. It was here the six-year old Mary Queen of Scots departed for France for her safety. The Castle is an official Scottish Royal Fortress, along with Edinburgh and Stirling, and the reigning monarch, on his or her coronation, comes to the Castle for the ceremony of handing over the keys.

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, which are conveniently placed within walking distance of Westfield. Dumbarton has several good secondary and primary schools, and is well served by public transport, including an excellent railway station (short walk). The town has three public parks, a theatre, a large public library, sports complex and leisure pool. Within a few miles North of Dumbarton is The Loch Lomond National Park, with walks, sailing and all manner of outdoor activities available all year round. To the West, is the attractive seaside town of Helensburgh. A few miles further West, the Western Highlands wait to be explored offering extensive walking and the opportunity to go ski-ing, climbing or sailing.



89 Bontine Avenue

We are delighted to offer for sale this three/ four bedroom semi-detached property, formed over two levels, in this popular location on a good-sized corner plot This ideal family home has spacious and flexible living accommodation and still offers huge scope to extend or add a conservatory to the side or the rear (subject to obtaining necessary planning consents).

The property requires a level of modernisation and upgrading, but has been competitively priced to realise an early sale. A prospective purchaser has a blank canvas to design the house to their own taste and style. Once completed, the property will offer well proportioned room sizes with an abundance of family living space, making this a super acquisition for either a DIY enthusiast, growing family or first time buyer.

Formed over two levels, the property consists of: A welcoming hallway with a handy cloakroom/ wc located (plus storage) under the stairs. Immediately impressive bright and airy lounge with a picture window to the rear aspect, which floods the room with natural light and offers views over the rear garden and the surrounding area. There is a separate dining room, which offers space for a table and chairs for more formal dining with friends and family. This room could easily be knocked through into the lounge (STPP) or alternatively could be used as a fourth bedroom if desired. The kitchen/diner (access from lounge) has been fitted to include a good range of floor and wall mounted units with a striking worktop, which provides a fashionable and efficient workspace. It further benefits from an integrated oven, hob and extractor hood. There is space for a compact fridge and a washing machine. There is also space for a small dining table for more informal gatherings ! A back door opens directly into the rear garden.

The upper accommodation comprises of a good sized landing with a large storage cupboard. Access to the loft is gained from the landing and the space that exists in this zone would be ripe for conversion into additional living accommodation (STPP). Neighbouring properties have carried our similar alterations. There are three, well proportioned bedrooms on this level. All have space for additional free-standing furniture if required. A good-sized family bathroom, with an electric shower over the bath, completes the accommodation on this level.

For additional comfort, this family home benefits from double glazing and gas central heating.

Externally, there is a well-maintained front garden, with a driveway providing off road parking for three vehicles. This leads to a detached garage (with power and light). The rear garden is a real sun trap the ideal spot for a lazy summer s day !



















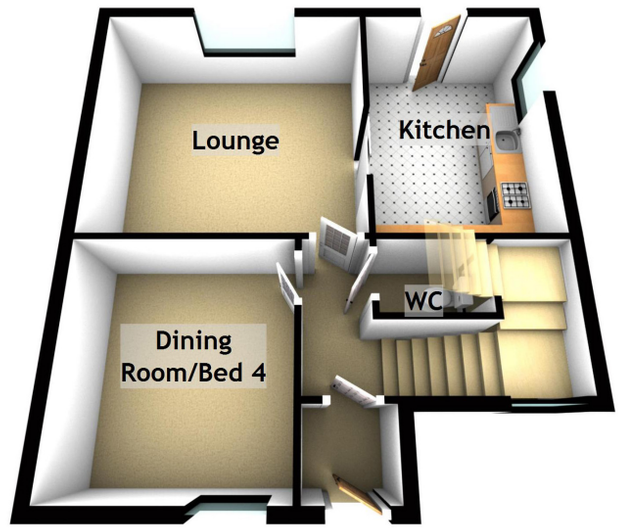


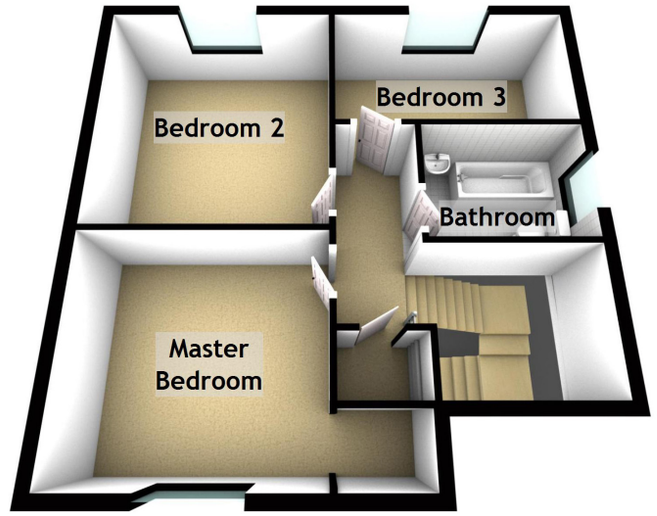
Bedrooms & Bathroom











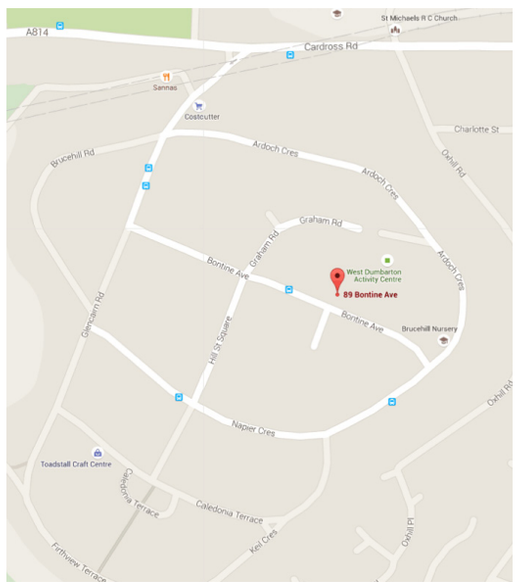
Specifications

APPROXIMATE DIMENSIONS
(Taken from the widest point)

Lounge	4.00m (13'1") x 4.00m (13'1")
Kitchen	3.90m (12'10") x 2.80m (9'2")
Dining/Bed 4	3.50m (11'6") x 3.20m (10'6")
Master Bedroom	3.70m (12'2") x 3.50m (11'6")
Bedroom 2	3.90m (12'10") x 3.70m (12'2")
Bedroom 3	3.60m (11'10") x 2.10m (6'11")
Bathroom	2.40m (7'10") x 1.50m (4'11")
WC	1.31m (4'3") x 1.13m (3'8")

Gross internal floor area (m²)

107 Square Metres or thereby



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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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