

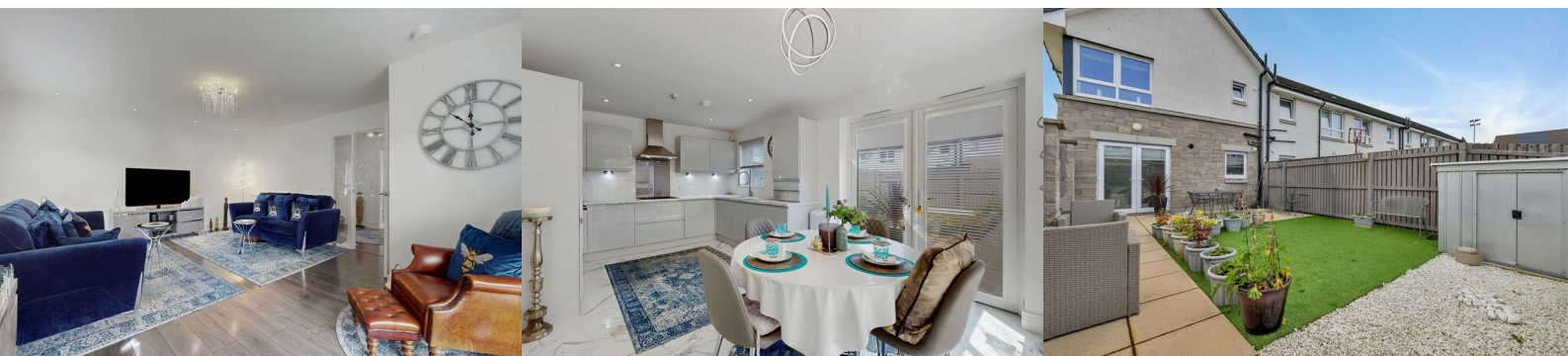


## 26 Castlegate Avenue, Dumbarton, G82 1AL

Offers over £279,995



Elevate Property Services are delighted to present this splendid three bedroom end-terrace family home to market. This rarely available and highly sought-after property is situated within the popular Castle Point development by renowned housebuilder Turnberry Homes in central Dumbarton. Completed in 2021 with balance of 10 years NHBC guarantee, this is one of only three larger style three-bed properties within this estate. Ideally positioned within a short distance of well-regarded schools, a host of local amenities and excellent transport links, the property offers comfortable and versatile accommodation suited to modern family living. Early viewing is highly recommended for all interested parties!



Further Information

Externally, the property benefits from two allocated parking spaces to the side, additional on-street parking to the front and attractive, low-maintenance gardens. Entry is via a modern uPVC front door into a welcoming reception hallway, providing access to the accommodation. A convenient cloakroom is located just off the main door and comprises a wash-hand basin and W.C.

The bright and inviting lounge features large dual-aspect windows, allowing plenty of natural light into the room and creating a warm and comfortable living space, ample space is available for dining here too if preferred. The contemporary fitted kitchen features an excellent range of gloss wall and base-mounted units, complemented by ample worktop space to create a sleek and practical environment. Integrated appliances include a fridge-freezer, washing machine, dryer, dishwasher, dual eye-level ovens, microwave, gas hob and extractor fan. The kitchen also offers space for dining, with views over the rear garden, creating an ideal setting for family meals and entertaining. French doors provide direct access to the garden and further enhance the connection between the indoor and outdoor spaces.

On the upper level, the spacious principal bedroom features a fitted storage cupboard and an en-suite shower room comprising an enclosed shower cubicle with electric shower, wash-hand basin and W.C Two further bedrooms are located on this level, both benefiting from good natural light and fitted storage. Completing the accommodation is a stylish family bathroom comprising a bath with rainfall shower, wash-hand basin and W.C.

The property benefits from excellent storage, with further space available within the attic area. Additional features include gas central heating, double glazing and solar roof panels which provide an excellent B rated energy efficiency rating.

Externally, the fully enclosed rear garden has been thoughtfully designed with ease of maintenance in mind. Finished with a combination of patio and artificial lawn, it provides an attractive outdoor setting for relaxing, entertaining or enjoying the warmer months, while also offering a secure environment for children and pets.

Ideally situated within walking distance of sought after schooling, this property will appeal to a variety of purchasers, including families with children of various ages. Also, with excellent transport links to local shopping centres, or further afield to Glasgow City and Loch Lomond area, the location is ideal.

We would highly recommend an early viewing before it’s too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

Any areas, measurements or distances quoted are approximate and floorplans are only for illustration purposes and are not to scale. Thank you.

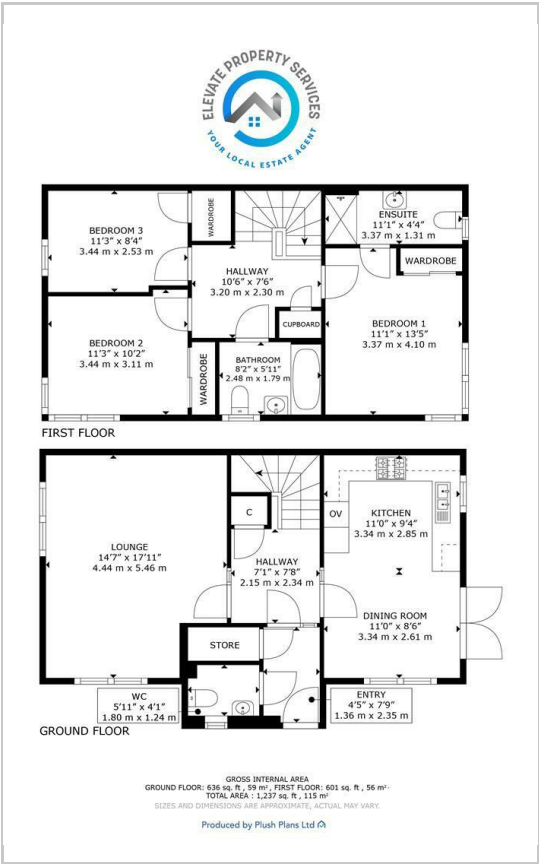
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Area Map



Floor Plans



Energy Efficiency Graph

