



Cragview, 8 Comelybank Lane Dumbarton





Cragview
8 Comelybank Lane
Dumbarton G82 4JA



Viewing:
by appointment with
Caledonia Property
0333 241 3333
EPC: Band D
Ref No: DG1310

An absolutely stunning traditional four bedroom detached villa quietly tucked away within this popular and exclusive traditional residential pocket.

The property which is accessed via the rear is set within a sizeable plot with most of the gardens to the front over split levels, laid to lawn with various planting and shrubbery areas. As mentioned accessed from the rear via cast iron gates to a delightful courtyard setting with pathway and mature planting leading to side pathways and beautiful decked area; this area also houses double garage which has electric garage door with power and lighting.

The property itself has a traditional sandstone exterior, concrete tiled roof, double glazed units whilst warmth is provided by gas central heating. For peace of mind there is a security CCTV alarm system.

The house itself offers a spacious family accommodation set over two levels. Internal accommodation consists; entrance vestibule, reception hallway with sweeping staircase to upper level, wc/cloaks, main drawing room, sitting room, dining room and breakfasting kitchen; the kitchen has generous floor standing and wall mounted units with feature lighting and space and plumbing for appliances, access from this room to a snug which leads on to a simply stunning conservatory; access to the conservatory can also be gained via double doors from the dining room. Upstairs to extremely generous sized bathroom comprising low flush wc, pedestal wash hand basin, bath and separate shower and four double sized bedrooms.

The property has been well maintained throughout the years and although modernised it retains many period features by way of deep moulded skirtings, panelled doors, cornicing and coving.

Early viewings are highly recommended.





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