



DUMBARTON

6 KINGLAS DRIVE, THE MALTINGS, LOMOND GATE



CALEDONIA
BUREAU



6 KINGLAS DRIVE, THE MALTINGS, LOMOND GATE, DUMBARTON, G82 2BT

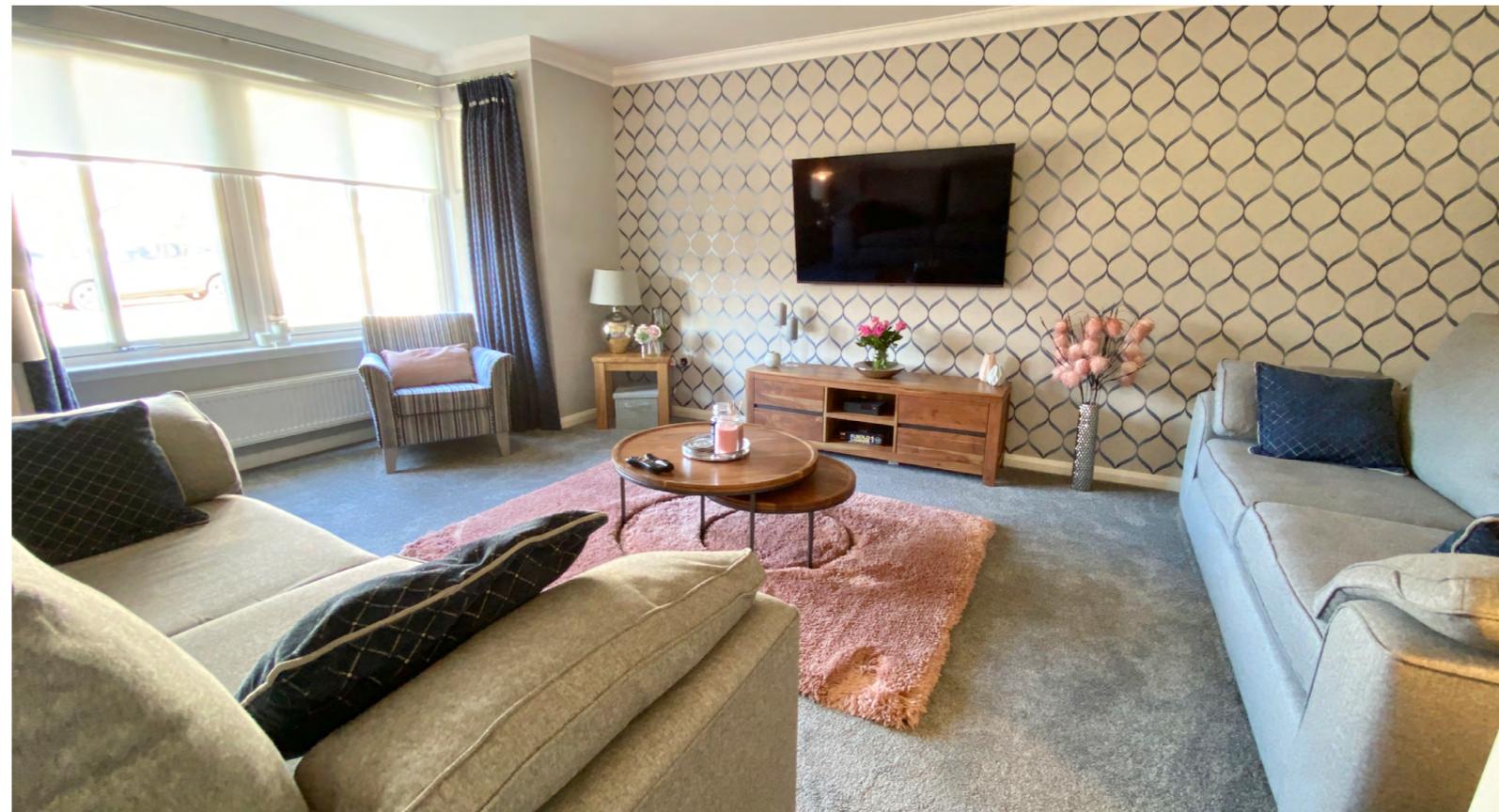
A truly magnificent 'Seymour' style Detached Villa by Walker Homes within the much sought after Maltings development within Lomond Gate. The subjects have recently been enhanced and the now beautifully presented layout of family accommodation has recent re-carpeting laid throughout the flexible layout of family accommodation which extends to seven / eight principal apartments.

The pleasing, light and bright layout comprises Welcoming hall with stairs leading to upper apartments and downstairs W.C / Cloakroom off, 19ft bay windowed Lounge with space for three piece suite and substantial lounge furniture, Rear facing separate Sitting Room, 24ft Dining Room / Fitted Kitchen with space for table and chairs, extensive worktops with inset breakfast bar, ample floor and wall mounted units, inset five ring gas hob, double oven and hood, fridge freezer, dishwasher and door leading into Utility Room, which has access door to the double garage, door to side and space for tumble dryer and washing machine.

Off the wide upper landing there are four bedrooms and the family bathroom which has a 4 piece suite including a separate shower stall. The fabulous master bedroom suite spans the depth of the property and has a separate dressing area with in-built storage and access thru to an en-suite bathroom off, with an additional en-suite shower room off bedroom two.

Further features include gas central heating, double glazing, an integral double garage with twin up and over style doors from a generous three car monoblocked driveway. There are superb, landscaped gardens which have been well tended by the current vendors and mainly laid to lawn with a patio area at the rear, Early viewing is strongly recommended as there are very few of this largest style within the development therefore the agents anticipate a swift response from their marketing endeavours.

The Lomond Gate development is quietly situated on the fringes of Dumbarton yet is close to a variety of local amenities. with extensive shopping facilities within easy reach in Dumbarton, There are also excellent public transport links to Glasgow and Balloch with the glorious countryside around Loch Lomond easily access via established road networks.. The area also has excellent schooling at both primary and secondary levels easily accessible.



EPC: Band | Property Ref:

To arrange a viewing, please contact Caledonia Bureau 0333 241 3333

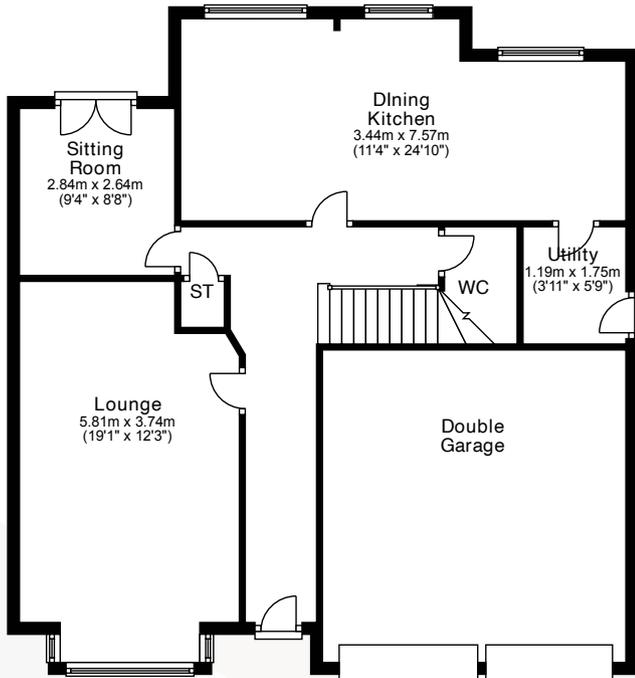


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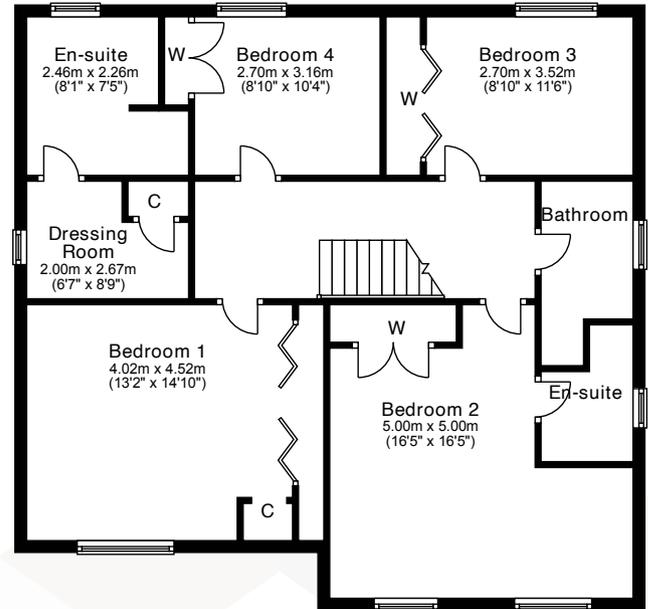


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Ground Floor



First Floor



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