



DUMBARTON

'WILLOWBROOK', 46 ROUND RIDING ROAD



CALEDONIA
BUREAU

'WILLOWBROOK', 46 ROUND RIDING ROAD, DUMBARTON, G82

A truly superb stone constructed and successfully extended Semi Detached offering pristine presentation throughout its six principal apartments. Situated on one of Dumbarton's premier and most sought after addresses, the well laid out family accommodation can be found in excellent order with stunning, co-ordinating contemporary style yet sympathetically traditionally finished decorative features throughout.

The pleasing and flexible layout comprises Entrance vestibule, welcoming reception Hallway, Sumptuous bay windowed Lounge with focal point fire surround and inset living flame gas fire within, decorative cornice work and ceiling rose. The cozy, relaxed yet beautifully presented sitting room has inset alcove ideal for AV equipment, rear facing window and access through to the inner hallway which has side facing door and deep, walk-in storage cupboard - ideal for conversion to a downstairs W.C facility.

The light and bright, well fitted kitchen boasts a wide array of floor standing and wall mounted units providing excellent storage space with co-ordinating tiling behind extensive worktop surfaces. Overhead skylight windows and side window behind the inset Belfast style sink unit. There is an integrated dishwasher, washer dryer and, indeed a fabulous in-situ black and chrome gas range with multiple burners, ovens and overhead hood included. Access is also gained from this kitchen through to the rear facing dining room which has multi facet feature ceiling with inset downlighters, space for table and chairs superb Timorous Beastie wallpaper detailing and French doors opening out to a rear deck to be enjoyed throughout all seasons.

Access to upper apartments is gained via a grand staircase with sweeping balustrade ascending upwards from the entrance hallway passing the mezzanine level bathroom to the upper landing which has overhead Velux style window, ample space for a free standing dresser style wardrobe (the current custom painted M&S wardrobes fit perfectly here at present and may be included), The master bedroom has almost full length wardrobes, the second, rear facing bedroom has a press style cupboard and the front facing single has space for free standing furniture to compliment the built in drawer units and a single wardrobe in situ. The fantastic refitted bathroom is well appointed and has tiled flooring, W.c, Inset wide sink unit with drawer unit below, free standing bath with traditional telephone style mixer shower attachment and there is a good sized modern shower enclosure with mains shower with natural rainfall style shower head above. A traditional style tubular heated towel rail is fitted and a side window and an overhead Velux style window shed great natural light onto this area.

The outside space is fantastic with a well tended lawn at the front and a generous monoblocked driveway to the front providing walkways and immediate off street parking with a further area at the rear through substantial gates also providing privacy and seclusion for the rear garden area. The rear gardens are landscaped, enclosed by stone walls and timber fence work and have been well maintained with generous monoblocked, paved, decked and chipped areas again to be enjoyed throughout all seasons. There are flowering plants and shrubs with apple trees, a flourishing holly bush, pear trees, cherry blossoms and active acers within. Ample space for play areas and generous space / base for patio furniture for al-fresco dining or drinks.

Further features include gas central heating, double glazing and.....with the exception of the lounge, quality 'Moduleo' flooring has recently been added to the majority of rooms complimenting the tasteful decor, original features, the original stripped doors and modern, substantial PVC doors within. A generous loft space is provided and a garden shed can be found to the side.

The current owners have lived here for over 25 years and, the property has certainly been extremely well maintained both internally and externally by them during their time and, indeed, its previous residents. On that note...'Willowbrook' was a former home of renowned physician and novelist AJ Cronin, who's book The Citadel has been credited for laying the foundation for the NHS and who's Dr Finlay's Casebook stories became a much loved television series. The fabulous, family property has been lovingly cared for and is now poised to start another chapter for those interested parties looking to continue the legacy of this much locally admired home. Certain other quality extras may also be included and viewers should take this into account when considering what level of offer to make when proceedings reach that point.

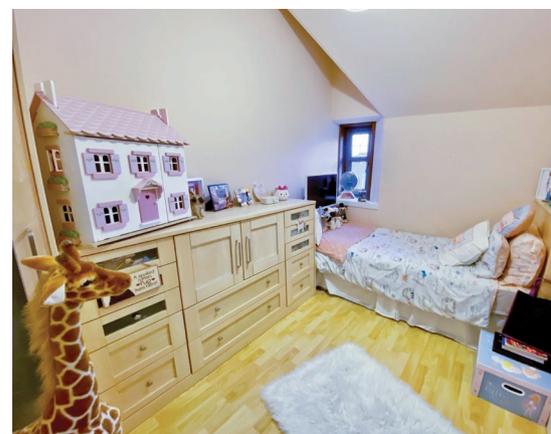
A fabulous, flexible and beautifully presented family home which simply must be viewed to appreciate all that it has to offer the discerning buyer. The agents anticipate a great response from their marketing endeavours as property in and around this area rarely grace the market and those which have been marketed, have sold swiftly and well above their home report valuations. Dumbarton's Town Centre is located within walking distance where a wide array of shops and amenities are readily available with excellent local schooling within walking distance and public transport facilities offering ease of passage to Glasgow City Centre, Balloch and the surrounding picturesque countryside around Loch Lomond close at hand.

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





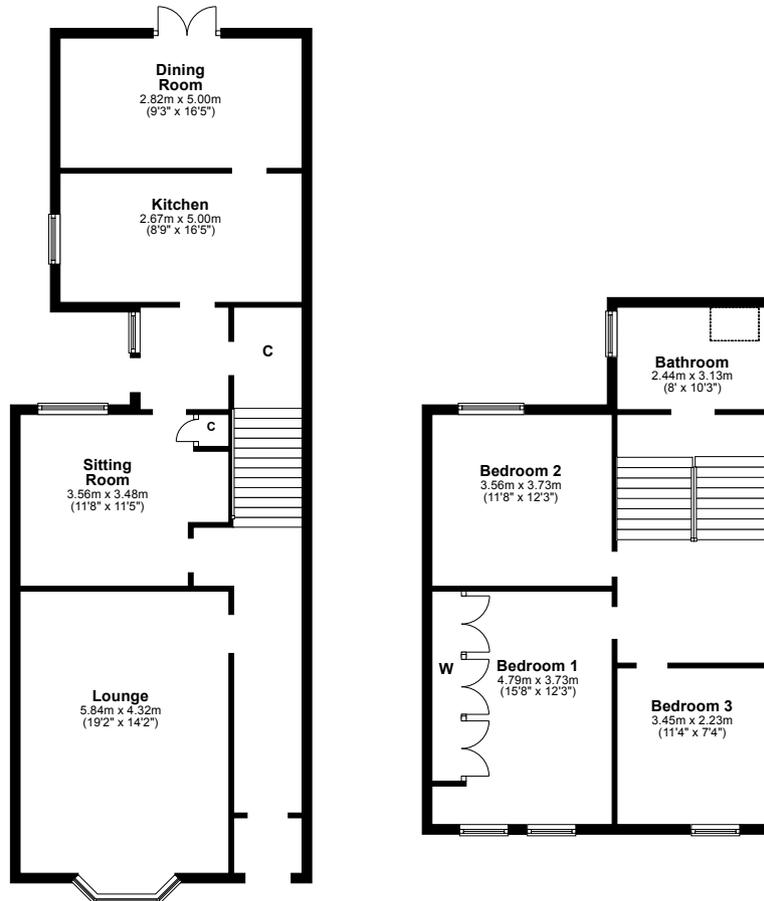
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