



12/6 Crannog Road, Milton, Dumbarton  
**Offers Over £165,000**  
2 BED TERRACED HOUSE



 **McHugh**  
Estate Agents





## Features

Deceptively Spacious

2 Double Bedrooms (Master Ensuite)

3 Bathrooms

Fabulous open staircase

Attractive, tree-lined street

Superb floored/lined attic with Velux

Elevated outlooks towards the River Clyde

Dining Kitchen with Breakfast Bar

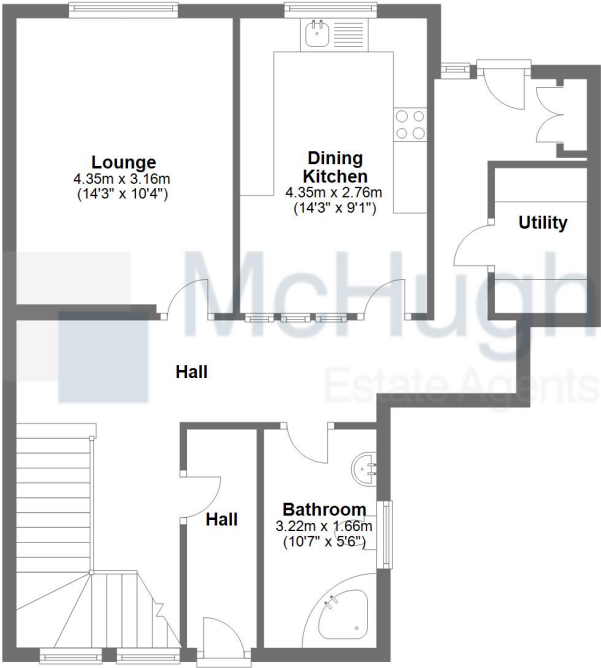
Elevated, suntrap rear garden



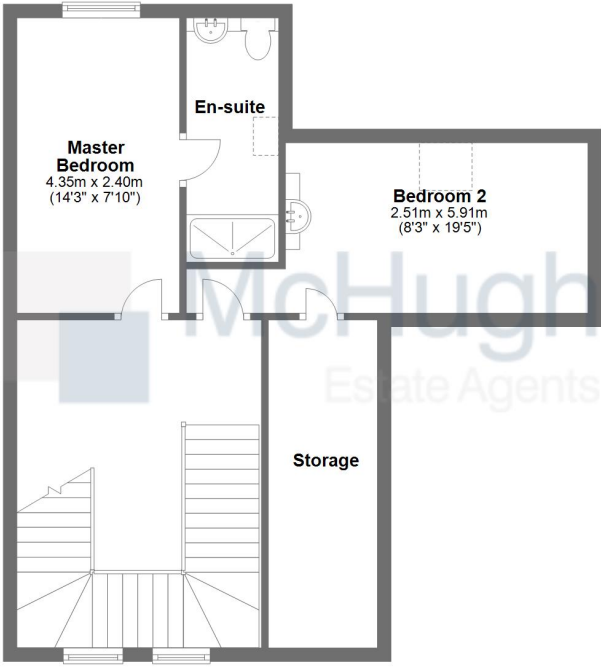
## 2 BED TERRACED HOUSE

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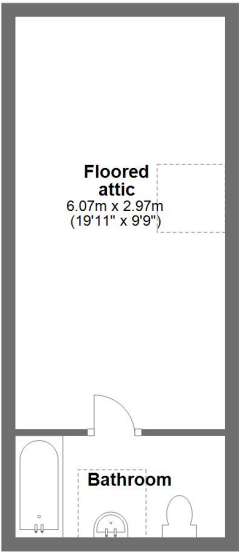
Ground Floor



First Floor



Second Floor



This floorplan has been created for guidance purposes only.  
Plan produced using PlanUp.

# 12/6 Crannog Road, Milton, Dumbarton

Set in a quiet tree-lined road within the highly regarded village of Milton, this deceptively spacious mid terrace villa provides fabulous family accommodation set over three levels.

This attractive mix of terraced properties was a former nursing home which was converted in the late 1990's to provide a pleasant variety of residential dwellings.

## Accommodation

The entrance door opens to a spacious L-shaped hallway which accesses all ground floor rooms and provides an inbuilt storage cupboard and a handy utility area. The naturally bright dining kitchen has outlooks to the front, a range of base and wall units and a two-seater breakfast bar. The lounge is freshly presented and has ample room for a range of furniture. The ground floor bathroom is fully tiled and finished in a white three-piece corner suite. A rear hallway and door open to the garden area.

A wide, naturally bright, turning staircase leads to the upper landing. The master bedroom is a spacious double room with plenty of room for additional bedroom furniture and elevated outlooks to the South. Off the master bedroom is an immaculate, tiled ensuite shower room which has a white two piece suite and a double-sized shower enclosure. Bedroom two is a further double room with a Velux window, a vanity sink unit and an exceptionally large storage cupboard.

There is a floored and lined attic with a Velux window, inbuilt storage and a 3 piece bathroom.

## Heating and Windows

The property is fully double glazed and has gas central heating (Worcester Greenstar boiler).

## Gardens

There is a neat front garden which enjoys sunny exposures and is mainly paved with blond chipstones on the border. At the rear, shared steps provide access to the elevated and fully enclosed private garden. The garden mainly comprises an octagonal decked patio with lawn and chipstones on the border.

## Location

Crannog Road is conveniently located for local amenities with M & S Simply Food store, bars/eateries and hotels within walking distance. The A82, Great Western Road provides easy access to Loch Lomond, the motorway network, Glasgow City Centre and Glasgow International Airport.

SAT NAV ref - G82 2TF

## Dimensions

Lounge - 4.35m x 3.16m

Kitchen - 4.35m x 2.76m

Bathroom - 3.22m x 1.66m

Master Bedroom - 4.35m x 2.40m

Ensuite - 3.60m x 1.36m

Bedroom 2 - 2.51m x 5.91m

Attic - 6.07m x 2.97m

Bathroom - 1.50m x 2.53m





Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

## McHugh Estate Agents

576 Kilbowie Road  
Hardgate Cross  
Clydebank  
G81 6QU

01389 879941  
[info@mchughestateagents.co.uk](mailto:info@mchughestateagents.co.uk)