



3 Maxwell Street, High Dalmuir  
**Offers Over £299,000**  
2 BED DETACHED BUNGALOW



 **McHugh**  
Estate Agents





## Features

Detached Bungalow

2 Bedrooms/ 2 Public Rooms + Conservatory

Extended 4 piece Bathroom

Modern Spacious Kitchen

Large Floored Attic with dormer window

A Highly Sought After Location

Just next to Dalmuir Park

Delightful, level gardens

2 car tandem garage

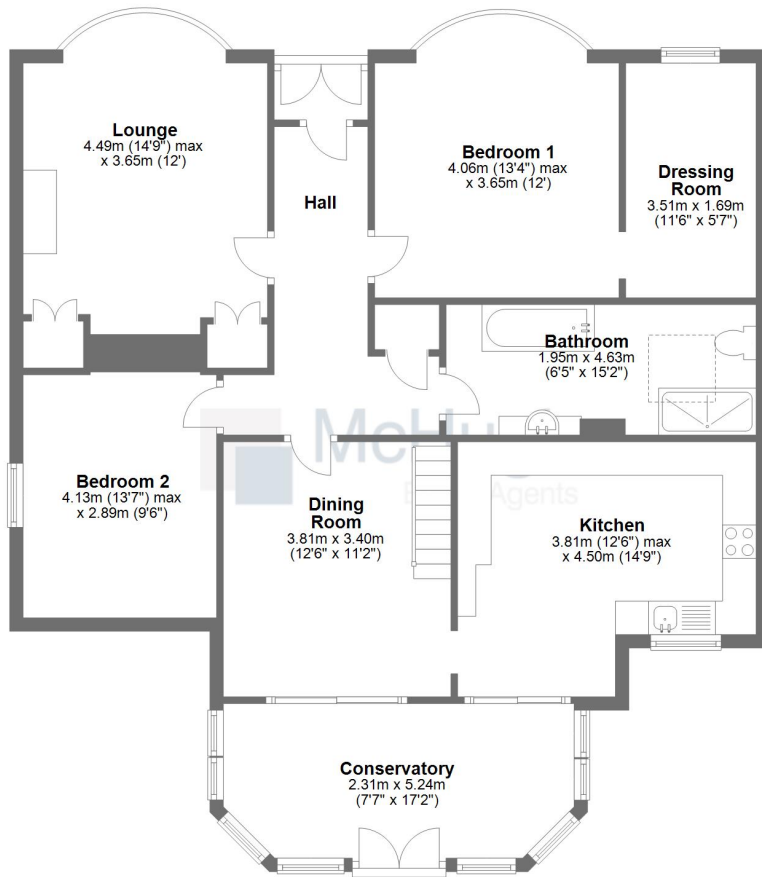
10 min walk to train station

## 2 BED DETACHED BUNGALOW

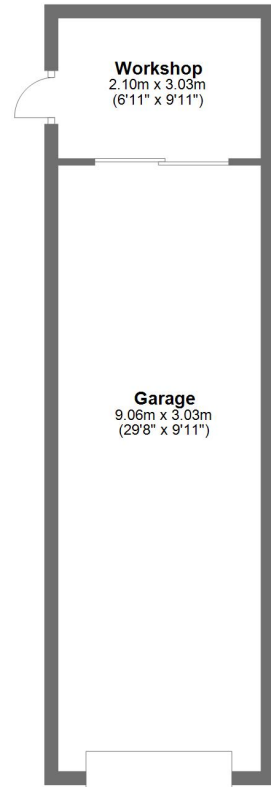


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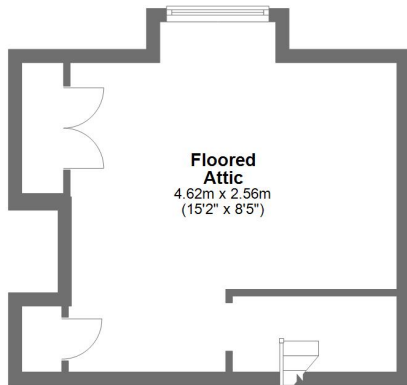
### Ground Floor



### Garage



### Attic



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

# 3 Maxwell Street, High Dalmuir

Situated within the highly desirable residential pocket of High Dalmuir, this superb detached bungalow provides generous, family sized accommodation just a short walk from Dalmuir Park, Dalmuir Golf Course, mainline rail services and schooling at all levels.

The property has a side extension, a large, fully developed floored attic with a dormer window, a spacious conservatory with outlooks over the delightful rear garden and a tandem garage.

## Accommodation

On the ground floor, an entrance vestibule opens to the central hallway, which leads to all apartments. The attractive, formal lounge has a gas fire and large bay window feature to the front. Along the hall is the family-sized dining room which has patio doors to the spacious conservatory. Off the dining room is the extended and modernised kitchen, which has a range of wall and floor units and is enhanced by subtle under-unit lighting. The kitchen also has direct access to the conservatory. The master bedroom is located at the front of the property and features a large bay-window to the front and a private dressing room. Bedroom 2 is a well proportioned double bedroom with a window to the side. The fabulous, extended bathroom has been reconfigured to accommodate a 4 piece suite and includes a double-sized shower enclosure with a thermostatic mains pressure shower and a 'rainfall' shower head.

There is a fully developed floored and lined attic which has a dormer window to the front and generous inbuilt storage, providing a flexible space as a family room, large office or occasional bedroom if required.

## Glazing and Heating

The property has modern upvc double glazing and gas central heating.

## Gardens

The neat front garden is enclosed by well maintained, low-height fencing and provides a level lawn. Adjacent, is a 3-4 car paved driveway which leads to the detached tandem garage which has an automated door to the front and a single access door from the garden.

At the rear of the property, the delightful garden is fully enclosed and level, providing a family friendly, suntrap suitable for all age ranges.

## Location

Maxwell Street is a prime location within the sought after High Dalmuir district. Delightful walks at Dalmuir Park, recreational facilities at Dalmuir Municipal Golf Course and bowling club, frequent bus services and Dalmuir mainline train station are all within 10 minutes walk. Nursery, Primary and Secondary schools are also within walking distance. The property is conveniently positioned for quick road access to Dumbarton Rd and Great Western Road, which provide links to Glasgow, Erskine Bridge and Loch Lomond.

## Dimensions

Lounge - 4.49m x 3.65m

Dining Room - 3.81m x 3.40m

Kitchen - 3.81m x 4.50m

Conservatory - 2.31m x 5.24m

Bedroom 1 - 4.06m x 3.65m

Bedroom 2 - 4.13m x 2.89m

Bathroom - 1.95m x 4.63m

Floored Attic - 4.62m x 2.56m





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.

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