



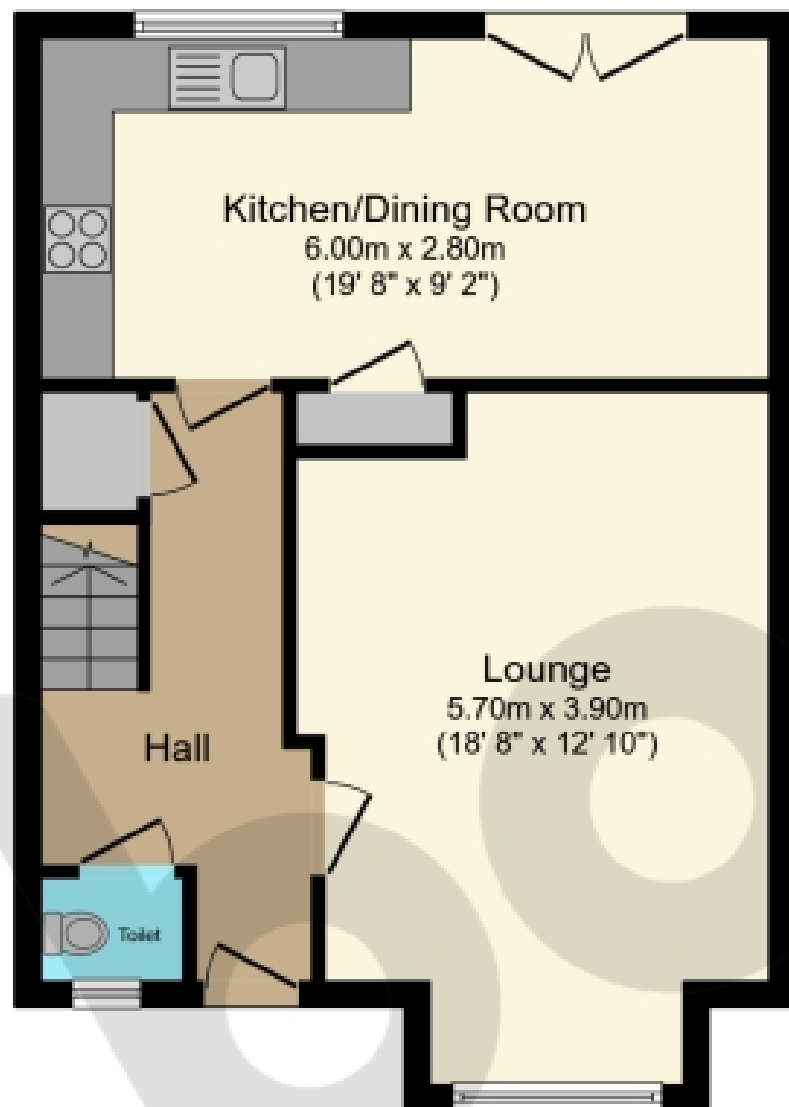
**Gallagher Way, Renton, Dumbarton**

**Offers Over £165,000**



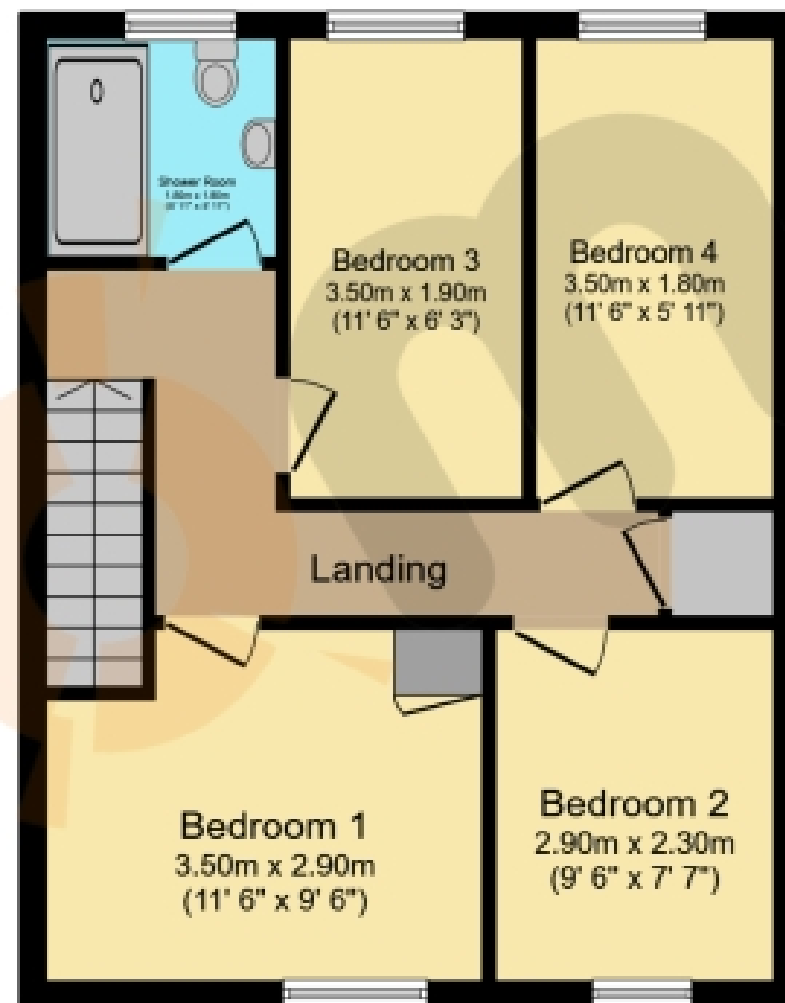






### Ground Floor

Floor area 48.3 sq.m. (520 sq.ft.)



### First Floor

Floor area 46.5 sq.m. (501 sq.ft.)

**Total floor area: 94.8 sq.m. (1,020 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

### What Our Client Loves:

"I will miss the area as Loch Lomond is close by and this house has a lot of memories with the family and a community spirit about it."

Welcome to Gallagher Way and this spacious end terraced home offering fabulous flexible living, which presents a fabulous opportunity for first-time buyers, growing families and professionals alike.

Externally to the front, you'll find the low maintenance front garden with slabbed pathway guiding you via the UPVC door and in turn to the welcoming reception hallway.

Access in the first instance is to the spacious family lounge boasting generous dimensions, neutral décor and laminate flooring.

The kitchen features a range of wall and base mounted units, with recently replaced countertops. Integrated appliances include a 4-ring gas hob, electric oven/grill and extractor hood. There is further space for a fridge/freezer, washing machine, tumble dryer, and dishwasher. The generous dimensions allow ample space for a dining table and chairs, with separate storage and counterspace, making for the perfect coffee bar.

Completing the ground floor is the downstairs W.C. – ideal for guests.

Climbing the staircase, you'll find four well-proportioned bedrooms and the recently installed shower room. All bedrooms boast generous dimensions, and Bedroom One benefits from built-in storage. The shower room is ultra-modern, featuring a walk-in shower cubicle, w.c., and wash-hand-basin contained within a stylish vanity unit.

The rear garden comprises of a sociable patio area, section of lawn, garden shed and is fully enclosed with timber fencing, creating a safe and secure environment for children and pets alike.

Situated within the sought-after Dumbarton locale, the property enjoys proximity to a plethora of local amenities, including shops, supermarkets, schools, and transport services. Excellent transport connections via bus and rail, coupled with easy access to the motorway network, facilitate seamless travel throughout the area, with swift routes leading into Glasgow city centre and beyond.

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Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you.

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