

Pinewood Court, Dumbarton



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Offers over
£108,000

SBXPROPERTY
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Description

Seldom available and most appealing TWO BEDROOM End Terrace Villa offered to the market in excellent decorative order.

Accommodation: Sizeable entrance vestibule/cloak room through to generous sized lounge with dual aspect window and glazed door assemblies allowing natural light to flood the room. Fresh neutral decor and co-ordinated carpeting. Double glazed door to rear gardens. Large walk in storage cupboard off lounge extending to over 6m in length, perfect for storing larger items, there is also a tumble drier in situ.

Sliding door to modern fitted kitchen with "Beech" effect wall and base mounted units presented over two sides. Four ring hob, electric oven and hood, washing machine and fridge freezer. Stainless steel sink and drainer with mixer tap. Composite worksurfaces and tiled splashbacks with laminate flooring.

Front facing double bedroom with dual window assembly, built in wall length triple door wardrobe assembly, laminate flooring. Second double bedroom with wall length fitted wardrobe and mirrored sliding doors. Both bedrooms have ample floor area for free standing furniture. Modern fitted bathroom comprising bath with electric shower over, vanity unit with wash hand basin inset and close couple W.C. Full height tiling round bath area with the remainder tiled to waist height with emulsion finishes. Recessed ceiling lighting. Drop down loft ladder accessed from landing.

Front garden section laid to lawn with mature shrub beds and trees. Amazing South facing rear gardens with patio and artificial turf areas, wholly bound by timber fencing and dual access gates. Handy external cellar.

Additional benefits include double glazing and residents car parking. All appliances are included. The property is in walk in condition and would make a superb first time buy and would surely appeal to the downsizer alike, we highly recommend early viewing to avoid disappointment.

EPC D58: 9300-1552-0922-7093-1443 **THE HOME REPORT CAN BE DOWLOADED FROM OUR OWN WEBSITE**

Floorplan & Room Sizes



FLOOR 2

Lounge 4.70m x 3.75m (15'5" x 12'4")

Kitchen 3.55m x 2.10m (11'7" x 6'11")

Walk in Store 6.10m x 1.95m (20'0" x 6'5")

Bedroom 1 3.65m x 2.95m (12'0" x 9'8")

Bedroom 2 2.90m x 2.60m (9'6" x 8'6")

Bathroom 2.05m x 1.95m (6'8" x 6'5")







To view a copy of the home report please visit our website www.sbproperty.co.uk

PLEASE NOTE

These property details are set out as a general guideline only. They do not constitute any part of an offer or contract.

MEASUREMENTS: All measurements are taken with an electronic digital measuring device. We strongly advise all prospective purchasers take their own measurements before ordering carpets, blinds, furniture etc. **APPLIANCES:** The electrical, gas powered appliances and heating systems have not been tested as working by us, we recommend that you instruct your own independent evaluation of these. **FIXTURES AND FITTINGS:** All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. These particulars are believed to be correct, however their accuracy cannot be guaranteed.



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