

Glasgow Road, Dumbarton, West
Dunbartonshire



Offers over
£93,500

SBXPROPERTY
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Description

Excellent opportunity to acquire this larger **TWO BEDROOM FIRST FLOOR** flat in highly popular Glasgow Road, Dumbarton East. Overview: large lounge, kitchen, bathroom and two double bedrooms with good storage throughout.

Accommodation: Enter via storm Doors from close leading to broad hallway with laminate flooring and handy walk in storage cupboard off. Large lounge with three-part bay window assembly, focal wall with traditional fire surround and ornamental fire inset, feature shelved alcove with dual glass panelled doors. Period features such as high skirtings, picture rail and ornate cornice adds to the charm of this traditional apartment. Space for table and chairs.

Fitted kitchen with wall and base mounted units presented over three sides, four ring electric hob, electric oven and extractor hood. Stainless steel sink, under unit washing machine, fridge, freezer and dishwasher (all included) work surfaces and tiled splashbacks.

Front facing double bedroom with large double glazed window assembly offering open views toward "The Craggs" and Kilpatrick Hills, second rear facing double bedroom with handy walk in storage cupboard, double glazed window provides ventilation and natural light, second storage cupboard with Louvre doors housing combination boiler. Both bedrooms have ample floor area for free standing furniture.

Bathroom comprising: Bath with mains powered shower over, wash hand basin and close couple W.C, fully tiled round bath area with additional tiling to half height and emulsion finishes to remainder. Additional benefits: D.G and G.C.H, current reg's smoke and heat detector alarms, maintained rear gardens, Dumbarton East Station and St James retail park are a short level walk.

The property requires general internal upgrading. EPC:C69:0120-2172-9070-2994-5105 **THE HOME REPORT IS AVAILABLE FROM OUR OWN WEBSITE**

Floorplan & Room Sizes



Lounge to Bay 5.20m x 4.10m (17'1" x 13'6")

Kitchen 2.25m x 2.50m (7'5" x 8'2")

Bedroom 1 4.65m x 3.05m (15'4" x 10'0")

Walk In Store 1.25m x 1.15m (4'1" x 3'10")

Bedroom 2 3.95m x 3.75m (13'0" x 12'4")

Bathroom 3.75m x 1.65m (12'4" x 5'5")







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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