

Castlegreen Lane, Dumbarton, West Dunbartonshire



Offers over
£57,000

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Description

Traditional **TWO BEDROOM** top floor flat located on Castlegreen lane, Dumbarton East. The property has views toward Dumbarton Castle and is handy for supermarkets, numerous food outlets and Dumbarton East Rail Station making this an ideal FTB or BTL property.

Accommodation: Entrance hallway leading to generous sized lounge-Kitchen area. The lounge is defined with carpeted section and benefits from a large UPVC Tilt and Turn window allowing natural light into the room, handy storage cupboard with louvre doors. Modern fitted kitchen units presented over three sides with electric oven, four ring electric hob and extractor hood, washing machine and fridge freezer are all included in price, stainless steel sink and drainer with mixer tap, tiled splash backs and co-ordinated worksurfaces.

Rear facing double bedroom with dual UPVC double glazed window assembly, second front facing double bedroom, both bedrooms have ample room for free standing furniture.

Fitted bathroom comprising: Bath with mains powered shower over, close couple W.C and wash hand basin mounted on pedestal Full height tiling round bath/shower area and vinyl flooring. Communal rear gardens grounds and on street parking. Early viewing is highly recommended.

An ideal first time buy or buy to let option.

EPC:D57:0120-2161-6020-2524-5131 **THE HOME REPORT IS AVAILABLE FROM OUR OWN WEBSITE**

Floorplan & Room Sizes



Lounge-Kitchen 3.55m x 4.85m (11'7" x 15'11")

Bedroom 1 4.25m x 3.40m (13'11" x 11'2")

Bedroom 2 4.25m x 2.20m (13'11" x 7'2")

Bathroom 2.25m x 1.90m (7'5" x 6'2")







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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