

Castlegreen Street, Dumbarton, West
Dunbartonshire



Offers over
£59,500

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Description

Traditional ONE BEDROOM GROUND FLOOR FLAT located on Castlegreen Street, Dumbarton East. The property is a short level walk to Dumbarton Castle and Dumbarton F.C Stadium and is handy for supermarkets, numerous food outlets and Dumbarton East Rail Station are all within easy reach making this an ideal F.T.B or B.T.L property.

Accommodation: Entrance hallway leading to generous sized lounge, traditional three-part bay window assembly, hardwood flooring, focal wall with fire surround and a handy shelved alcove with storage cupboard below.

Fitted kitchen located off with wall and base mounted units presented over three sides, electric oven, four burner gas hob and extractor hood, washing machine and fridge with freezer compartment are all included in price, stainless steel circular sink with mixer tap, tiled splash backs and co-ordinated worksurfaces.

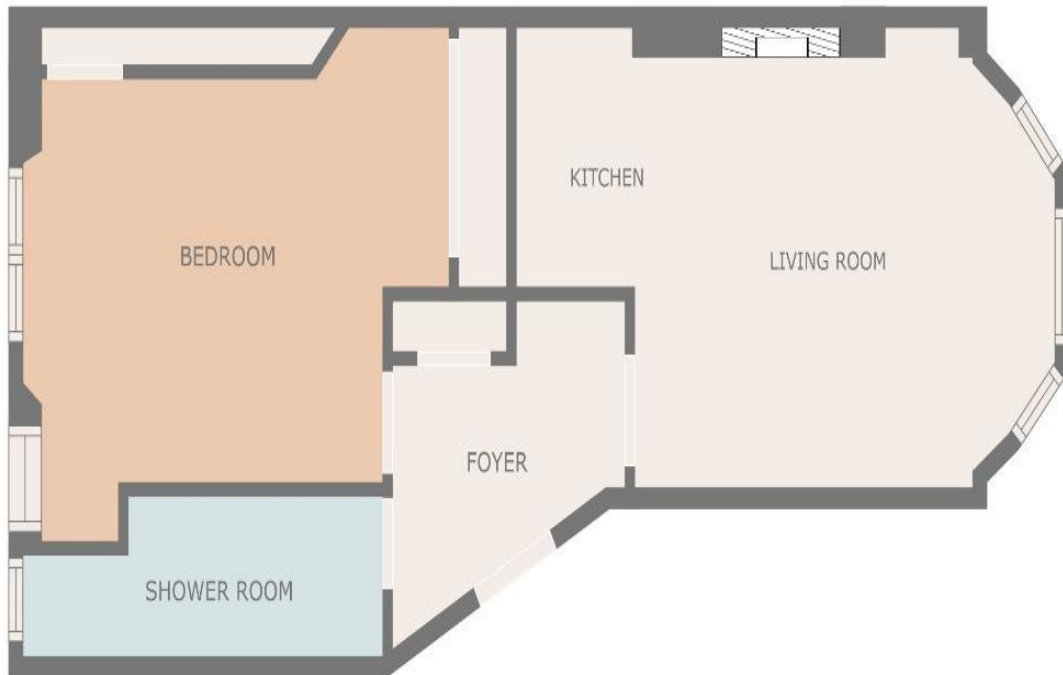
Large rear facing double bedroom with triple uPVC double glazed window assemblies, storage is provided by a generous built in wardrobe with overhead cupboards and additional cupboard housing the combination boiler, continued hardwood flooring from hallway. There is ample room for free standing furniture. Hall storage cupboard.

Shower room comprising full length walk in shower enclosure with electric powered shower, close couple W.C and vanity unit with wash hand basin inset. Easy clean wet wall boarding to shower area, emulsion finishes to remainder and laminate flooring. Tidy communal rear gardens grounds with lawn areas separated by pathways, fully enclosed by timber fencing, bin enclosure, parking is facilitated on street.

Early viewing is highly recommended. An ideal first time buy or buy to let option. The property is sold with current reg's smoke and heat detectors and has a healthy and active close fund.

EPC:C69:2318-1001-0205-4864-2200 THE HOME REPORT IS AVAILABLE FROM OUR OWN WEBSITE

Floorplan & Room Sizes



Lounge to Bay 4.44m x 3.45m (14'7" x 11'4")

Kitchen 1.30m x 1.95m (4'4" x 6'5")

Bedroom 4.60m x 3.45m (15'1" x 11'4")

Shower Room 3.90m x 1.20m (12'10" x 3'11")







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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