

Alclutha Avenue, Dumbarton



Offers over  
£79,995

**SbXPROPERTY**  
ESTATE & LETTING AGENTS



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## Description

Rarely available Two Bedroom Upper Flat in highly popular Silverton area of Dumbarton. The property requires a degree of internal modernisation.

Accommodation comprises generous sized lounge overlooking rear garden. Focal fireplace with electric fire inset. Shelved alcove. Neutral decor and carpeting. Ceiling light fitting. Fitted kitchen with a range of wall and base units. Co-ordinated worktop surfaces and tiled splashbacks. Electric oven with electric hob and extractor hood. Sink and drainer. Wall mounted boiler.

Main bedroom with built in bedroom furniture including wardrobes. Large storage cupboard. Second bedroom located off lounge with storage cupboard. Ample space for free standing furniture. Fully tiled bathroom with WC, wash hand basin and bath with electric shower over. Folding shower screen.

Further benefits include gas central heating, double glazing and loft accessed via hall. Rear garden area and communal drying green.

The property requires a degree of modernisation which is reflected in the asking price. Viewing is highly recommended.

EPC (C73) 7600-2402-0122-3199-1643

**\*HOME REPORT CAN BE DOWNLOADED DIRECTLY FROM OUR OWN WEBSITE\***

## Floorplan & Room Sizes



**Lounge** 3.90m x 4.60m (12'10" x 15'1")

**Kitchen** 3.50m x 3.30m (11'6" x 10'10")

**Bedroom One** 3.60m x 4.00m (11'10" x 13'1")

**Bedroom Two** 2.55m x 4.00m (8'5" x 13'1")

**Bathroom** 1.40m x 2.00m (4'7" x 6'7")







To view a copy of the home report please visit our website [www.sbproperty.co.uk](http://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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