

Valeview Terrace, Dumbarton, West Dunbartonshire



Offers over
£65,000

SBXPROPERTY
ESTATE & LETTING AGENTS



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Description

Excellent opportunity to acquire this bright and airy **TWO BEDROOM TOP FLOOR FLAT** offered to the market in excellent decorative order, the property has an upgraded kitchen with appliances included and recently upgraded shower room making this an ideal FTB.

Accommodation: Entrance hallway with laminate flooring and handy storage cupboard off. Generous sized lounge with sliding doors to veranda, focal wall with storage cupboard to one side, grey carpeting and co-ordinated decor. Modern fitted kitchen with Grey coloured wall and base mounted units presented over three sides, four ring electric hob, oven and extractor hood, integrated fridge and freezer, washing machine and tumble drier. Space for table and chairs.

Two generous rear facing double bedrooms both with storage cupboards and ample floor area for free standing furniture. Modern re-fitted (2024) shower room comprising Quadrant shower cubicle with mains powered shower inset, vanity unit with wash hand basin and close couple W.C. Easy clean wet wall finishes, vinyl flooring and Chrome heated towel rail.

Additional benefits: D.G and G.C.H, all white goods included and the table and chairs in kitchen, in addition the building is factored by Caledonian Housing Association.

The property is in walk in condition and would be an ideal purchase for FTBs, viewing is highly recommended.

EPC:D66:0120-2000-6030-2994-1651 **THE HOME REPORT CAN BE DOWLOADED FROM OUR OWN WEBSITE.**

Floorplan & Room Sizes



Lounge 4.10m x 4.45m (13'6" x 14'7")

Kitchen 2.80m x 2.65m (9'2" x 8'8")

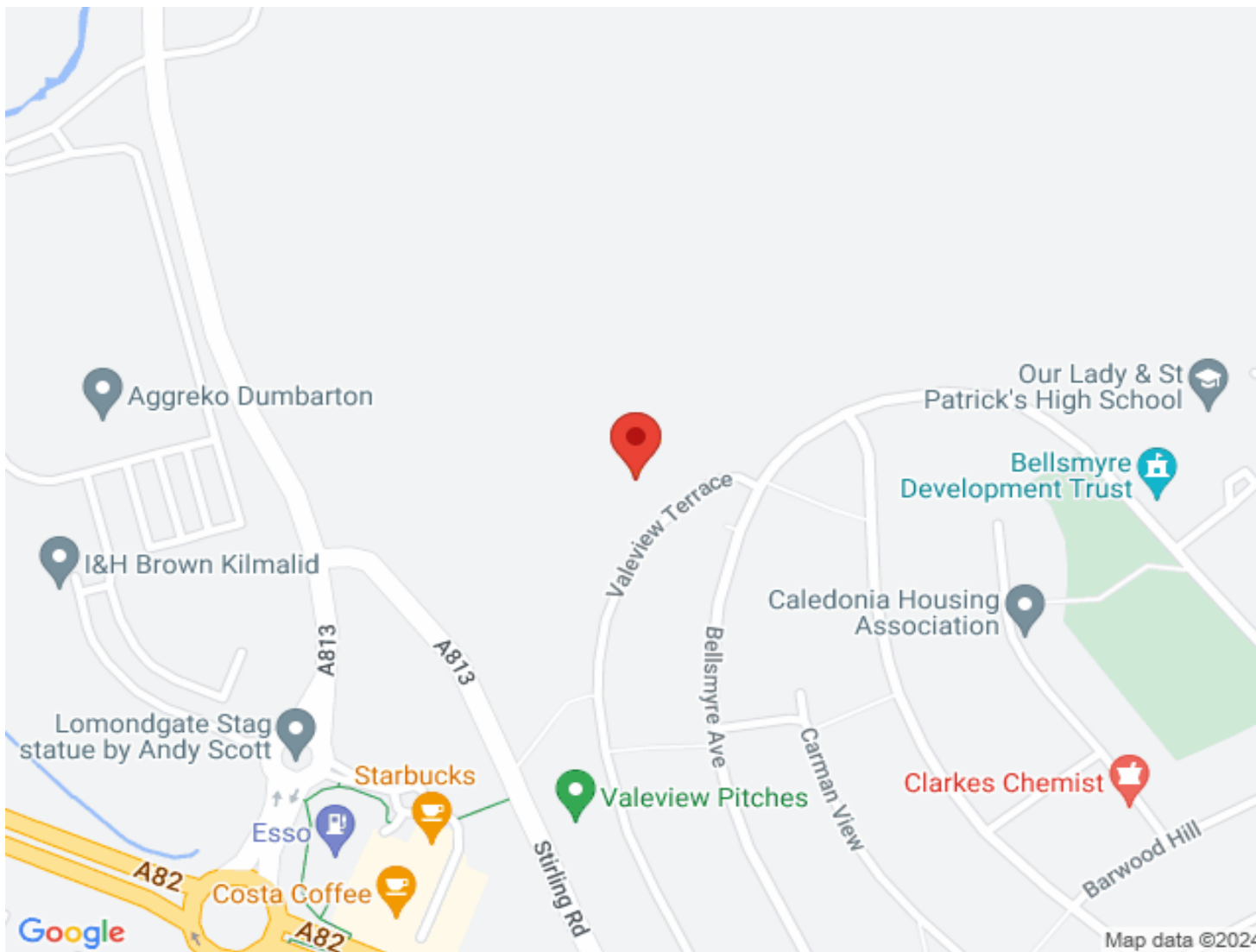
Bedroom 1 4.45m x 3.15m (14'7" x 10'4")

Bedroom 2 3.35m x 3.15m (11'0" x 10'4")

Shower Room 2.80m x 1.95m (9'2" 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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