

35 Grant Crescent, Renton, West  
Dunbartonshire



Offers over  
£118,000

**SBXPROPERTY**  
ESTATE & LETTING AGENTS



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## Description

Excellent opportunity to acquire this TWO BEDROOM SEMI DETACHED VILLA offered to the market in good decorative order. The property benefits from generous room sizes, modern bathroom, modern kitchen with appliances, downstairs W.C and family bathroom. Additionally, the property has enclosed private gardens and driveway making this an excellent option for the growing family or first-time buyer.

Accommodation: Entrance hallway with W.C located off. Generous sized lounge with dual window assembly, laminate flooring and understairs storage cupboard, door leading to breakfasting kitchen comprising grey high gloss wall and base mounted units presented over three sides. Four burner gas hob, hood and electric double oven. Stainless steel sink and drainer with mixer tap. Fridge/freezer, dishwasher, washing machine, defined space for table and chairs. Door with attractive glazed side screen leading to gardens.

### UPPER FLOOR.

Front facing double bedroom with built in wardrobe and grey carpeting, second rear facing double bedroom also with grey carpeting and built in wardrobe facility. Both bedrooms have ample floor area for free standing furniture. Family size bathroom comprising bath with mains powered shower over, splash screen, close couple W.C and wash hand basin.

Loft access from hall landing and handy additional storage cupboard. Front garden and tarmac driveway with wrought iron fencing, rear gardens laid to lawn with patio area and pathway.

A very well-proportioned home and an excellent opportunity for the first-time buyer.

EPC:C75: 9762-1011-9203-9704-7200 THE HOME REPORT IS AVAILABLE FROM OUR WEBSITE

## Floorplan & Room Sizes



FLOOR 2

**Lounge** 4.10m x 4.50m (13'6" x 14'10")

**Breakfasting Kitchen** 5.10m x 2.95m (16'8" x 9'8")

**W.C** 1.10m x 1.60m (3'7" x 5'2")

**Bedroom 1** 4.10m x 3.20m (13'6" x 10'6")

**Bedroom 2** 2.90m x 3.10m (9'6" x 10'2")

**Bathroom** 2.10m x 1.85m (6'11" x 6'1")







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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