

Westcliffe, Dumbarton, West Dunbartonshire



Offers over
£78,500

SBXPROPERTY
ESTATE & LETTING AGENTS



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Description

Well presented **TWO BEDROOM with FLOORED LOFT** end of terrace villa offered to the market in walk in condition. The property has excellent room sizes and an elevated location with views over River Clyde.

Accommodation: Entrance hallway leading to bright and airy lounge, focal wall with composite fire surround and electric fire inset, freshly decorated in neutral colour schemes with new carpeting, large picture window to front allowing natural light into the room. Defined dining area suitable for table and chairs, laminate flooring. Modern kitchen with a range of white high gloss wall and base mounted units presented over two sides, stainless steel sink and drainer with mixer tap assembly, four burner gas hob, electric oven and extractor hood, space for fridge/freezer, washing machine with plumbing in place. Tiled splash backs with co-ordinated worksurfaces, understairs storage cupboard and door to side/rear garden area.

Front facing full width bedroom with handy storage cupboard and rear facing double bedroom, both bedrooms have been freshly decorated with new carpeting and have ample floor area for free standing furniture. Family bathroom comprising bath with electric shower over, wash hand basin and close couple W.C, easy clean wet wall finishes and chrome heated towel rail. Floored loft with drop down "Ramsay" ladder accessed from top landing, this room has also been decorated and new carpet laid, Velux roof light window and handy storage area off with door access.

Level front garden enclosed by timber fencing and gate, this sun trap is ideal for taking in the view over River Clyde, additional dual sloped grassed areas. Slabbed side garden area, the rear most garden is laid to lawn bordered by mature trees and shrubs. Parking is afforded on street. This property is an ideal buy for the first timers or BTL investor. DG and GCH. EPC:D57: 0130-2495-1030-2124-0941 **THE HOME REPORT IS AVAILBLE FROM OUR OWN WEBSITE**

Floorplan & Room Sizes



FLOOR 3

Lounge 3.60m x 4.40m (11'10" x 14'5")

Dining Area 2.75m x 2.60m (9'0" x 8'6")

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

Bedroom 1 2.95m x 4.70m (9'8" x 15'5")

Bedroom 2 3.30m x 3.45m (10'10" x 11'4")

Bathroom 1.65m x 1.95m (5'5" x 6'5")

Floored Loft 3.50m x 5.30m (11'6" x 17'5")







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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