

5C Braeside Drive, Dumbarton, West
Dunbartonshire



Offers over
£68,000

SBXPROPERTY
ESTATE & LETTING AGENTS



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Description

Excellent opportunity to acquire this rarely available **THREE BEDROOM 1ST FLOOR FLAT** offered to the market in good decorative order, the property offers family size accomodation and is close to schools, shops, local nursery and has the benefit of a defined garden area.

Accommodation: Entrance hallway with grey carpet flooring. Larger sized lounge with French Doors and double sidescreens leading to veranda, focal wall with storage cupboard to one side, grey carpeting and co-ordinated decor.

Fitted kitchen with white farmhouse style wall and base mounted units presented over three sides, spaces for cooker, washing machine and fridge freezer. Stainless steel one and half bowl sink and drainer, tiled splashbacks, wall mounted Worcester Bosch combination boiler, handy storage cupboard.

Generous front facing double bedroom with laminate flooring, two additional double bedrooms.

Shower room comprising shower enclosure with electric shower inset, wash hand basin and close couple W.C. Full wall tiling and Vinyl flooring.

Additional benefits: D.G and G.C.H, defined garden area, in addition the building is factored by Caledonian Housing Association.

EPC:D68:1314-2221-4000-0568-1292 **THE HOME REPORT CAN BE DOWNLOADED FROM OUR OWN WEBSITE.**

Floorplan & Room Sizes



Lounge 4.5m x 4.15m (14'10" x 13'7")

Kitchen 2.5m x 2.65m (8'2" x 8'8")

Bedroom 1 3.1m x 4.15m (10'2" x 13'7")

Bedroom 2 3.1m x 3.65m (10'2" x 12'0")

Bedroom 3 2.65m x 2.95m (8'8" x 9'8")

Shower Room 2.1m x 1.6m (6'11" x 5'2")







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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