

36-2 Bonhill Road, Dumbarton, West
Dunbartonshire



Offers over
£92,000

SbXPROPERTY
ESTATE & LETTING AGENTS



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Description

Ground floor **TWO BEDROOM TRADITIONAL FLAT** in prime Central Dumbarton location, perfectly situated for all amenities and transport links. The property is offered to the market in good decorative order.

Accommodation: Entrance hallway with handy storage cupboard off. Larger Lounge-Diner extending to almost 6 metres in length with three part bay window assembly and additional side window, focal wall with alcove, traditional features such as ceiling rose, ornate cornice and high skirtings. Space for dining table and chairs.

Modern fitted kitchen with an excellent range of white high gloss wall and base mounted units presented over two sides. Stainless steel one and a half bowl sink and drainer and drainer with mixer tap. Four ring electric hob, electric oven and extractor hood. Washing machine and fridge freezer. Co-ordinated tiled splashbacks with emulsion finish to remainder and recessed ceiling lighting.

Generous front facing double bedroom which has neutral decor, ceiling cornice and co-ordinated carpeting, second rear facing double bedroom with dual uPVC window assemblies. Both bedrooms have ample floor area for free standing furniture. Modern bathroom comprising bath with mains powered shower over, wash hand basin and close couple W.C. Easy clean wet wall to full height round bath and tile finish to remainder with recessed ceiling lighting.

Additional benefits include current reg's smoke and heat detector is situ, gas central heating, double glazing, factored building and shared drying green.

The property is sure to please the discerning purchaser and early viewing is recommended.

EPC: D64:9769-1001-7201-7304-8204 THE HOME REPORT CAN BE DOWNLOADED FROM OUR OWN WEBSITE

Floorplan & Room Sizes



Lounge-Diner 4.25m x 5.95m (13'11" x 19'6")

Kitchen 2.45m x 2.6m (8'0" x 8'6")

Bedroom 1 2.95m x 4.2m (9'8" x 13'10")

Bedroom 2 2.8m x 3.15m (9'2" x 10'4")

Bathroom 1.4m x 2.65m (4'7" x 8'8")







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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