

101-4. Glasgow Road, Dumbarton, West
Dunbartonshire



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Offers over
£93,500

SBXPROPERTY
ESTATE & LETTING AGENTS



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Description

Very well presented **TWO BEDROOM TOP FLOOR TRADITIONAL FLAT** in prime Dumbarton East location, the property is perfectly situated for all amenities and transport links and is offered to the market in excellent decorative order.

Accommodation: Entrance hallway with storage cupboard and handy additional shower room off. Superb corner lounge with three-part bay window assembly and additional window assembly overlooking Glasgow Road. Traditional ceiling cornice and high skirtings with new grey colored carpeting, space for dining table and chairs.

Modern fitted kitchen with an excellent range of beech effect wall and base mounted units presented over two sides. Stainless steel sink and drainer and drainer with mixer tap. Four ring gas hob, electric oven and extractor hood. Washing machine and fridge freezer. Co-ordinated worksurfaces and splash backs and laminate flooring.

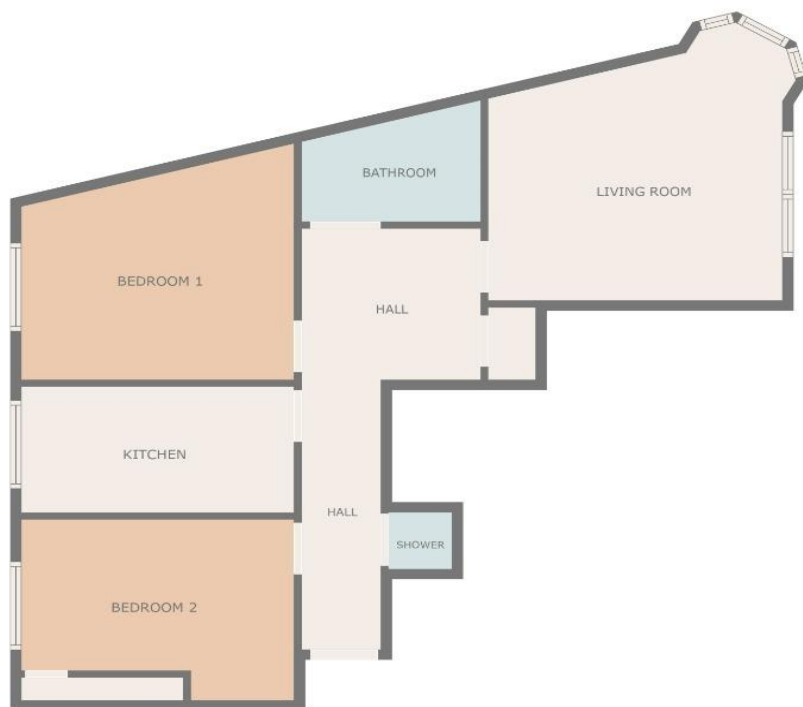
Larger rear facing double bedroom with wall length free standing wardrobe assembly and shelved alcove, new laminate flooring and neutral decorative finishes. Second rear facing double bedroom with storage cupboard and open storage with hanging rail, new laminate flooring and neutral decorative finishes. Both bedrooms have ample floor area for free standing furniture.

Modern bathroom comprising bath, wash hand basin and close couple W.C. Full wall tiling and tiled flooring, chrome heated towel rail and recessed ceiling lighting.

Additional benefits include current reg's smoke and heat detector in situ, gas central heating, double glazing and shared drying green. The property would make an ideal first time buy.

EPC:D64:5014-2320-7109-0313-6292 **THE HOME REPORT CAN BE DOWNLOADED FROM OUR OWN WEBSITE.**

Floorplan & Room Sizes



Lounge 3.95m x 4.2m (13'0" x 13'10")

Kitchen 2.1m x 3.85m (6'11" x 12'7")

Bedroom 1 3.2m x 3.85m (10'6" x 12'7")

Bedroom 2 2.85m x 3.85m (9'5" x 12'7")

Bathroom 1.9m x 2.5m (6'2" x 8'2")

Shower Room 0.9m x 0.9m (3'0" x 3'0")







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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