

20-2 Bonhill Road, Dumbarton, West
Dunbartonshire



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Offers over
£73,500

SBXPROPERTY
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Description

Terrific opportunity to acquire this **TWO BEDROOM ground floor** flat located on highly popular Bonhill Road, Dumbarton. The property requires internal modernisation and possible reconfiguration, either of which offers the potential for a significant increase in value.

Accommodation: Access to the property via storm doors and inner door to square hallway. Formal lounge with three part bay window assembly, focal wall with alcove recess, traditional features such as high skirtings, ceiling cornice and rose have been retained.

Kitchen located off rear bedroom comprising fitted units over two sides, four burner gas hob and extractor hood, stainless steel sink and drainer, fridge freezer.

The current layout has a bedroom located to the rear with a small utility room off, this utility room is plumbed for a washing machine and tumble drier with access door to garden area, additional second front facing double bedroom.

"L" shaped bathroom comprising bath with electric shower over, close couple W.C and wash hand basin.

The property requires full modernisation and possible reconfiguration, extensive timber and rot works have been carried out by Advanced Preservation (2025). The scope of works and guarantees are attached to the home report.

Based on our recent previous sales in the immediate area, this property offers the buyer a substantial increase in value when modernised.

EPC:D67:6314-9929-1109-0989-2222 **The home report and guarantees are available to download from our own website.**

Floorplan & Room Sizes



Lounge to Bay 5.3m x 4.1m (17'5" x 13'6")

kitchen 2.55m x 2.55m (8'5" x 8'5")

Bedroom 1 3.8m x 3.55m (12'6" x 11'7")

Bedroom 2 4.5m x 2.4m (14'10" x 7'11")

Bathroom 3.9m x 1.75m (12'10" x 5'8")

Hall Area 2.25m x 2.45m (7'5" x 8'0")







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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