

32 1-1 Castlegreen Crescent,
Dumbarton, West Dunbartonshire



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Offers over
£108,500

SBXPROPERTY
ESTATE & LETTING AGENTS

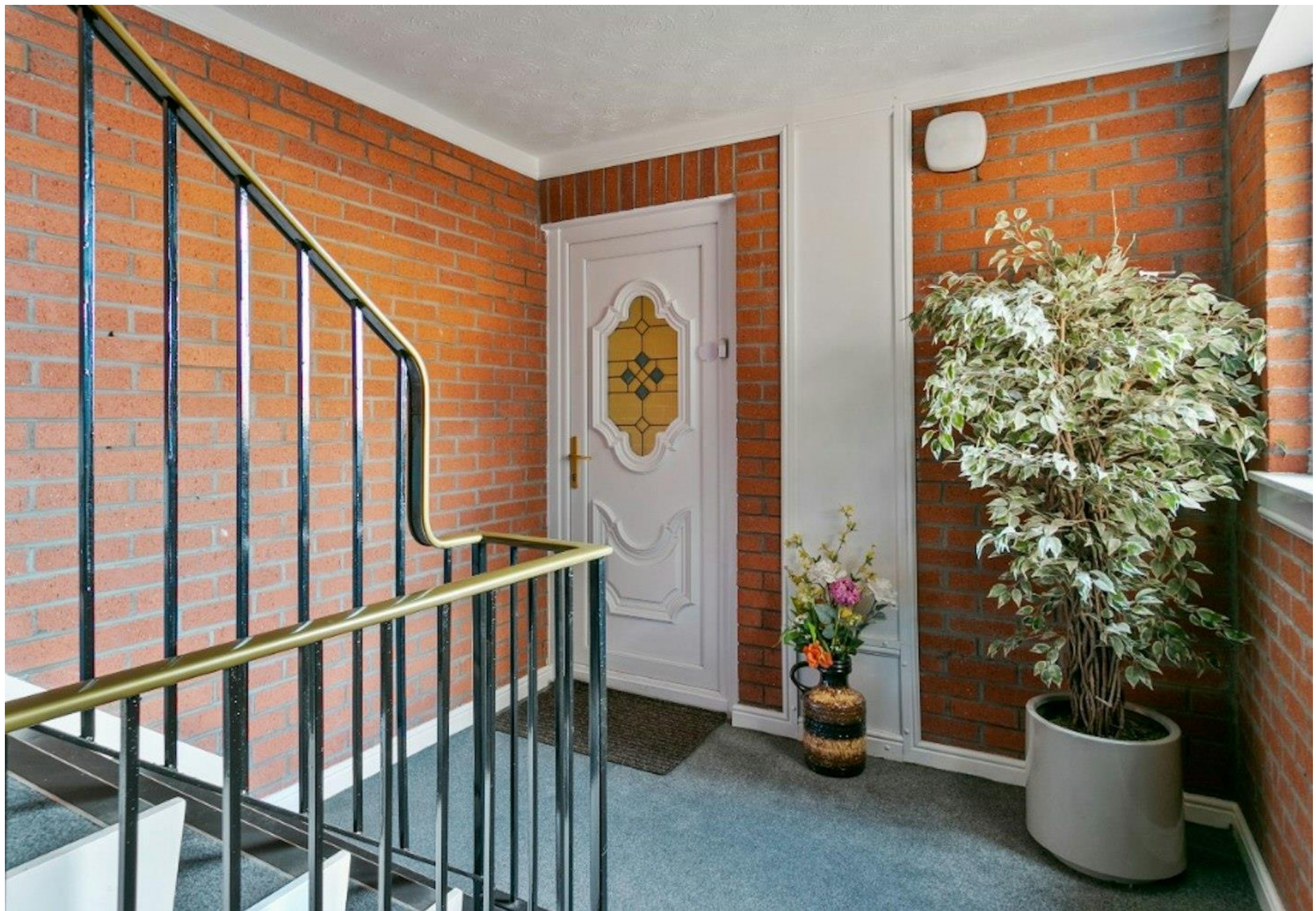


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Description

Well-presented **TWO BEDROOM first floor apartment** in sought after Castlegreen Crescent, Dumbarton East. Accommodation comprises, two bedrooms, lounge, kitchen and bathroom, the property is set within a peaceful cul-de-sac and will prove to be highly popular, early viewing is recommended.

Accommodation: Immaculate close with door entry system leading to the first-floor apartment. Entrance hall leading to bright and spacious lounge with dual aspect window assemblies.

Kitchen off lounge with fitted units presented over two sides, stainless steel one and a half bowl sink and drainer with mixer tap. Gas cooker with double oven, washing machine and fridge freezer. Recently installed wall mounted combination boiler, matching worksurface and tiled splash backs.

Master bedroom, wall length fitted wardrobes with sliding doors and additional second bedroom. Both bedrooms have matching carpeting and neutral decorative finishes and have ample floor area for free standing furniture. Bathroom comprising bath with mains operated shower over, splash screen, vanity unit with wash hand basin inset and close couple W.C. Easy clean wet wall finishes round bath area with tiling to remainder.

Additional benefits: D.G and G.C.H, current reg's smoke detectors installed, healthy and active close fund, well-tended gardens and owner's car parking. We recommend early viewing to avoid disappointment.

EPC:C78:0180-2313-9040-2695-4565 **THE HOME REPORT CAN BE DOWNLOADED FROM OUR WEBSITE.**

Floorplan & Room Sizes



lounge 12'1" x 12'1" (3.7m x 3.7m)

Kitchen 10'4" x 6'2" (3.1m x 1.9m)

Bedroom 1 10'7" x 9'2" (3.2m x 2.8m)

Bedroom 2 9'11" x 8'2" (3m x 2.5m)

Bathroom 10'4" x 6'2" (3.1m x 1.9m)







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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