

4-8 Crosslet Road, Dumbarton, West  
Dunbartonshire



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Offers over  
£93,500

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## Description

Modern **TWO BEDROOM TOP FLOOR FLAT** in highly popular location of Crosslet Road, Dumbarton. The property is a short level walk to Dumbarton Central Train Station, St. James Retail Park, Dumbarton High Street. The Meadow Leisure Centre is immediately adjacent.

**Accommodation:** Security entry doorway to clean and tidy close area, entrance hallway to flat with dual storage cupboards off and loft access hatch which is ideal for storing larger items. Generous front facing lounge-diner with dual window assembly, space for dining table and chairs which is ideal for informal dining arrangements. Laminate flooring and neutral decorative finishes.

Modern fitted kitchen with an excellent range of wall and base mounted units, four ring electric hob, electric oven and extractor hood, stainless steel sink and drainer with mixer tap, fridge/freezer and washing machine, views toward Dumbarton Castle. Handy breakfast bar. Front facing double bedroom with built in fitted wardrobe assembly, second rear facing double bedroom, both bedrooms have ample floor area for free standing furniture.

Fitted bathroom comprising bath with electric shower over, vanity unit with wash hand basin and W.C inset, tiled wall and floor, recessed ceiling lighting. Further benefits: Double Glazing, Security Door entry and residents car parking.

The property is sold with current heat and smoke detectors in situ. The property is in move in condition and would make an ideal first time buy or Turnkey B.T.L investment. Viewing is highly recommended.

EPC:C62: 9032-1007-9206-1065-7204 **THE HOME REPORT IS AVAILABLE FROM OUR OWN WEBSITE or VIA RIGHTMOVE UNDER EPC.**

## Floorplan & Room Sizes



**Lounge-Diner** 4.1m x 4.8m (13'6" x 15'8")

**Kitchen** 3.5m x 1.9m (11'6" x 6'2")

**Bedroom 1** 3.35m x 3.65m (11'0" x 12'0")

**Bedroom 2** 2.2m x 2.85m (7'2" x 9'5")

**Bathroom** 1.85m x 1.95m (6'1" x 6'5")











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**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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