

2-1 4 Castle Road, West Dunbartonshire



2



2



1

Offers over
£163,500

SBXPROPERTY
ESTATE & LETTING AGENTS



Email
all@sbproperty.co.uk

Phone
01389 731730

Website
www.sbproperty.co.uk







Description

Well presented TWO BEDROOM TOP FLOOR FLAT located on Castle Road, Dumbarton. The property is offered to the market in excellent decorative order and would make an ideal first time buy.

Accommodation: Entrance hallway with handy storage cupboard off, carpeted flooring. Bright and airy open plan lounge with Juliette Balcony allowing ample light into the room. Emulsion finishes, ceiling cornice and grey coloured carpeting.

Well-appointed modern kitchen with "Duck Egg" coloured wall and base mounted units presented over three sides. Four burner gas hob, electric oven, and extractor hood. Integrated washing machine and space for fridge freezer. Stainless steel one and half bowl sink and drainer. Tiled splash backs around sink area with stainless steel splash back at gas hob. Wall mounted "Ideal" Combination boiler. Co-ordinated worksurfaces with tiled flooring. Space for dining table and chairs.

Rear facing master bedroom with dual uPVC window assemblies, wall length fitted wardrobe with bi-fold doors, en-suite shower room located off. Second double bedroom also with wall length fitted wardrobes. Both bedrooms have ample floor area for free standing furniture. Modern re-fitted (2024) shower room with full length shower cubicle and mains operated shower over, wash hand basin and close couple W.C. easy clean wet wall to shower cubicle. Chrome heated towel rail and tiled flooring. Additional benefits: Gas central heating with new "Ideal" boiler (2025) and double glazing, maintained carpeted close with secure entry and resident's car parking to rear giving level access to close. We highly recommend early viewing to fully appreciate the high standard of accommodation on offer.

EPC:B81: 0120-2828-6180-2295-8521 The home report is available from our own website or under EPC on Rightmove

Floorplan & Room Sizes



Lounge 3.6m x 5.95m (11'10" x 19'6")

Dining Kitchen 3.85m x 2.9m (12'7" x 9'6")

Bedroom 1 4.85m x 3.1m (15'11" x 10'2")

En-Suite 1.6m x 2.25m (5'2" x 7'5")

Bedroom 2 2.8m x 3.45m (9'2" x 11'4")

Shower Room 3.1m x 3.05m (10'2" x 10'0")







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.

SbXPROPERTY
ESTATE & LETTING AGENTS

Email
all@sbproperty.co.uk

Telephone
01389 731730