

14-1 Park Street, Dumbarton, West
Dunbartonshire



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Offers over
£93,500

SBXPROPERTY
ESTATE & LETTING AGENTS



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Description

Well presented **TWO BEDROOM GROUND FLOOR FLAT** newly offered to the open market, Park Street, Dumbarton East is perfectly located for road and rail transport. Local shops and supermarkets are all close to hand.

Accommodation: Entrance hallway with dual storage cupboards. Lounge-Diner with neutral decor and carpeting, triple window assembly and space for dining table and chairs.

Modern fitted kitchen with a range of wall and base mounted units presented over two sides, stainless steel sink and drainer with mixer tap. Four burner gas hob, oven and extractor hood. Washing machine and fridge freezer (included in purchase price). Wall mounted Worcester Bosch combination boiler.

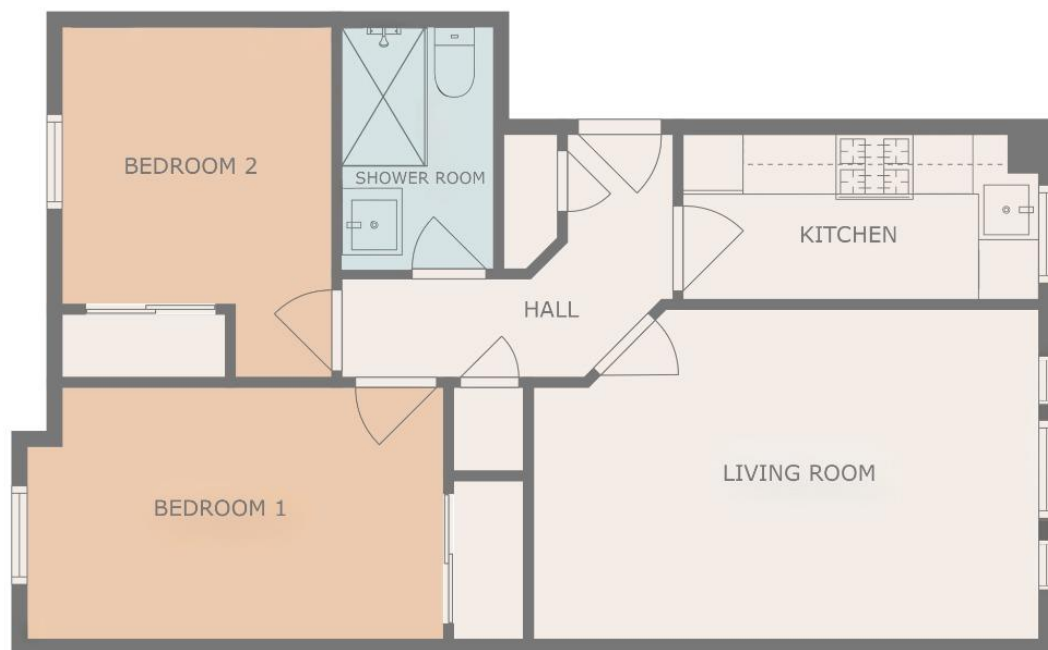
Rear facing double bedroom with mirrored wardrobe assembly. Second rear facing double bedroom also with built in mirrored wardrobe. Both bedrooms have ample space for free standing furniture.

Modern shower room comprising shower cubicle with electric shower over, wash hand basin and close couple W.C. Fully tiled walls.

Additional benefits: secure door entry system, residents car parking, the building is also factored. Gas central heating and double glazing.

EPC:C74:2015-5321-5100-0402-4202 **THE HOME REPORT IS AVAILABLE FROM OUR OWN WEBSITE OR UNDER EPC ON RIGHTMOVE**

Floorplan & Room Sizes



Lounge-Diner 4.95m x 3.45m (16'2" x 11'4")

Kitchen 3.55m x 1.55m (11'7" x 5'1")

Bedroom 1 4.15m x 2.6m (13'7" x 8'6")

Bedroom 2 2.9m x 3.5m (9'6" x 11'6")

Shower Room 1.5m x 2.45m (4'11" 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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