

12 Castlegreen Gardens, Dumbarton,  
West Dunbartonshire



Offers over  
£159,995

**SBXPROPERTY**  
ESTATE & LETTING AGENTS



Email  
[all@sbproperty.co.uk](mailto:all@sbproperty.co.uk)

Phone  
01389 731730

Website  
[www.sbproperty.co.uk](http://www.sbproperty.co.uk)











## Description

Rarely available to the open market this **TWO BEDROOM GROUND FLOOR** flat has a great location. The property has been modernised throughout and would make an idea FTB or a great option for the property downsizer.

**Accommodation:** Entrance vestibule leading to generous sized lounge with ceiling cornice, tiled effect laminate flooring and neutral decorative finishes. Modern fitted kitchen with black high gloss wall and base units, stainless steel one and a half bowl sink and drainer with mixer tap, four burner gas hob, electric oven and extractor hood. Spaces for washing machine/drier and fridge freezer. Marble effect worksurfaces with brick styled splashbacks, laminate flooring.

Front facing master bedroom with wall length fitted wardrobes, second rear facing double bedroom also with wall length fitted wardrobes, both bedrooms have tiled effect laminate floorcoverings and ample space for additional furniture. Modern bathroom comprising bath with shower over and splash screen, pedestal mounted wash hand basin and close couple W.C. Laminate flooring, tiled walls and ceiling cornice.

**Additional Benefits:** Generous understairs cupboard which is handy for storing larger items, built in bedroom storage, double glazing and gas central heating utilising a "Viessmann" combination boiler, grassed and stone chipped areas to front with grassed area behind the accommodation, this area is fully bound by an attractive brick wall embellished with wrought iron fencing.

The property is set within a highly desirable cul-de-sac similar styled flats and detached family homes. Shops, supermarkets and transport, all of which are reached by a short level walk. We highly recommend early viewing to avoid disappointment.

EPC:C77:9393-1046-6231-4105-2220-1

**THE HOME REPORT IS AVAILABLE FROM OUR OWN WEBSITE OR UNDER EPC ON RIGHTMOVE.**

## Floorplan & Room Sizes



**Lounge** 5.3m x 3.6m (17'5" x 11'10")

**Kitchen** 2.85m x 2.85m (9'5" x 9'5")

**Bedroom 1** 4.35m x 2.9m (14'4" x 9'6")

**Bedroom 2** 3.05m x 2.09m (10'0" x 6'11")

**Bathroom** 1.75m x 1.9m (5'8" x 6'2")













To view a copy of the home report please visit our website [www.sbproperty.co.uk](http://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](mailto:all@sbproperty.co.uk)

Telephone  
01389 731730