

90 2-1 Glasgow Road, Dumbarton, West
Dunbartonshire



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Offers over
£99,000

SBXPROPERTY
ESTATE & LETTING AGENTS



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Description

Larger **THREE BEDROOM TOP FLOOR FLAT** newly offered to the open market. Glasgow Road, Dumbarton East is perfectly located for road and rail transport. Local shops and supermarkets are all a close level walk.

Accommodation: Entrance hallway leading to generous size lounge with neutral decor and vinyl flooring, dual window assembly and feature papered walls.

Fitted kitchen with a range of wall and base mounted units presented over two sides, stainless steel sink and drainer with mixer tap. Multi burner gas range style cooker, and extractor hood. Spaces for washing machine and fridge freezer, space for table and chairs.

Three double bedrooms all with ample space for free standing furniture. Shower room comprising shower cubicle, wash hand basin and close couple W.C. Fully tiled walls.

The loft has been floored and lined creating two separate rooms and this area is accessed by a set of drop down ladders from the kitchen area.

Additional benefits: secure door entry system, gas central heating and double glazing. Communal drying green to rear. Excellent FTB or BTL option for the savvy investor.

EPC: D66:N: 0341-1005-3201-1375-4200

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

Floorplan & Room Sizes



Lounge 4.15m x 4.05m (13'7" x 13'4")

Kitchen 4.15m x 2.71m (13'7" x 8'11")

Bedroom 1 4m x 3.75m (13'1" x 12'4")

Bedroom 2 4.15m x 3m (13'7" x 9'10")

Bedroom 3 3.6m x 3.5m (11'10" x 11'6")

Attic Area 5.65m x 2.8m (18'6" x 9'2")

Attic Area 5.65m x 2.95m (18'6" x 9'8")

Shower Room 2.3m x 2.25m (7'6" x 7'5")







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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