

119 1-2 Glasgow Road, Dumbarton,
West Dunbartonshire



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Offers over
£98,500

SBXPROPERTY
ESTATE & LETTING AGENTS



Email
all@sbproperty.co.uk

Phone
01389 731730

Website
www.sbproperty.co.uk







Description

Immaculate **TWO BEDROOM FIRST FLOOR FLAT** now listed for sale to the open market, the property has been tastefully decorated throughout is in walk in condition and perfectly located for shops and supermarkets. Road and rail links are all close to hand and resident's car parking is to the rear of the property.

Accommodation: Entrance hallway with dual storage cupboards off. Lounge-Diner with neutral decor and grey coloured carpeting, triple reversible window assemblies and space for dining table and chairs. Modern fitted kitchen with a good 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). Brick style tiled splash backs and co-ordinated worksurfaces. Wall mounted Ideal Logic+ combination boiler.

Rear facing double bedroom with mirrored wardrobe assembly, feature paneled wall with contrasting decorative finishes, second rear facing double bedroom also with built in mirrored wardrobe. Both bedrooms have ample space for free standing furniture.

Modern bathroom comprising bath with mixer tap shower assembly over, wash hand basin and close couple W.C. Full height tiling round bath area and half height with emulsion finish to remainder. Additional benefits: secure door entry system, residents' car parking, the building is also factored. Gas central heating and double glazing.

The reversible windows enable occupants to clean and maintain the windows from inside of the flat. Walk in condition and an ideal first time buy.

EPC:C73:0421-1907-3200-1265-4200 **THE HOME REPORT IS AVAILABLE FROM OUR OWN WEBSITE OR UNDER EPC ON RIGHTMOVE**

Floorplan & Room Sizes



Lounge-Diner 5.85m x 3.3m (19'2" x 10'10")

Kitchen 3.05m x 3.1m (10'0" x 10'2")

Bedroom 1 4.3m x 2.55m (14'1" x 8'5")

Bedroom 2 3.2m x 2.8m (10'6" x 9'2")

Bathroom 2.05m x 1.8m (6'8" x 5'11")







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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