

22-2 Castlegate Avenue, Dumbarton,  
West Dunbartonshire

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Offers over  
£172,000

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ESTATE & LETTING AGENTS



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## Description

Stunning **TWO BEDROOM SECOND FLOOR FLAT** located on Castlegate Avenue, Dumbarton. This modern property boasts many contemporary features, has a dual aspect lounge-diner, fully fitted kitchen, master en-suite and is in walk in condition making this a superb option for the discerning buyer.

**Accommodation:** Immaculate close with security entry system, leading to the second-floor landing and entrance to the property. Broad hallway with grey "Oak effect" laminate flooring with large storage cupboard off. Bright and airy open plan lounge-diner with Juliette Balcony, dual aspect window arrangement with additional window to kitchen area allowing maximum natural light into the room.

Superbly appointed kitchen with "light grey" high gloss wall and base mounted units presented over two sides. Stainless steel cooking appliances including four burner gas hob, electric oven, and extractor hood. Integrated fridge, freezer, washer drier and dishwasher. Stainless steel sink and drainer with mixer tap, co-ordinated worksurfaces with matching returns and attractive under unit lighting. Wall mounted Vaillant combination boiler. Space for table and chairs.

Master bedroom with dual uPVC window assemblies, large walk-in dressing area with shelving and hanging rails. Stunning en suite shower room with full width shower cubicle and electric operated shower over, wall hung wash hand basin and close couple W.C. Full height "Porcelanosa" tiling to shower cubicle. Second rear facing double bedroom with dual storage cupboards. Both bedrooms have ample floor area for free standing furniture. Modern bathroom comprising bath, wash hand basin and close couple WC. Tiled around bath area and emulsion finish to remainder.

**Additional benefits:** include gas central heating and double glazing, immaculate carpeted close with secure entry and resident's car parking, the property is in walk in condition. We highly recommend early viewing to fully appreciate the high standard of accommodation on offer.

EPC:B81: 0122-2404-4593-2596-6001

The home report is available from our own website or under EPC on Rightmove

## Floorplan & Room Sizes



**Lounge** 4.4m x 4.05m (14'5" x 13'4")

**Kitchen** 4.65m x 1.95m (15'4" x 6'5")

**Master Bedroom** 4.65m x 3.05m (15'4" x 10'0")

**En-Suite** 1.85m x 1.4m (6'1" x 4'7")

**Bedroom 2** 3.25m x 2.9m (10'8" x 9'6")

**Bathroom** 1.95m x 2.35m (6'5" x 7'8")







**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.