

Crosslet Road, Dumbarton,



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Offers over
£83,500

SBXPROPERTY
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Description

Well-proportioned TWO DOUBLE BEDROOM GROUND FLOOR FLAT located midway on highly popular Crosslet Road, Dumbarton. The property has excellent room sizes, large sun trap South Facing gardens and excellent storage facilities.

Accommodation: bright entrance hallway leading to sizeable rear facing lounge with laminate flooring, multiple storage cupboards, shelved alcove recess and additional recess used for home entertainment equipment. Contemporary decorative finishes and French Doors leading to decking and rear garden area.

Fitted kitchen located off lounge with "Beech Effect" wall and base mounted units presented over three sides. Stainless steel sink and drainer with mixer tap. Four burner gas hob, electric oven, and extractor hood. Spaces for washing machine and fridge-freezer. Tiled splashbacks with matching worksurfaces. Wall mounted Worcester Bosch combination boiler.

Master bedroom to the front of the property with three part bay window assembly and fitted wardrobe. Second front facing bedroom with ample space for free standing furniture. Modern bathroom comprising bath with electric shower over, wash hand basin and close couple W.C. Easy clean wet wall finishes and ceiling downlighters.

External: The front gardens have been set out in grey stone chips with ease of maintenance in mind. There is a pathway to the fantastic South Facing rear gardens which are mainly laid to lawn with decking and drying green areas. Further benefits include gas central heating and double glazing. We highly recommend early viewing to avoid disappointment as this property is sure to suit downsizers and first time buyers.

Floorplan & Room Sizes



Lounge 4.85m x 3.8m (15'11" x 12'6")

Kitchen 2.1m x 2.15m (6'11" x 7'1")

Bedroom 1 4.35m x 3.6m (14'4" x 11'10")

Bedroom 2 2.75m x 3.1m (9'0" x 10'2")

Bathroom 1.45m x 1.85m (4'10" x 6'1")





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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