

17C Townend Road, Dumbarton, West  
Dunbartonshire



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Offers over  
£68,500

**SBXPROPERTY**  
ESTATE & LETTING AGENTS



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## Description

Larger **FIRST FLOOR ONE BEDROOM TRADITIONAL FLAT** in highly popular location, Townend Road is perfectly situated for all amenities, rail and transport links. The property is offered to the market in good decorative order and would make an ideal FTB or BTL property.

**Accommodation:** Long entrance hallway with dual storage cupboards off. Generous sized lounge with panelled focal wall and dual uPVC double glazed window assemblies, ceiling cornice, and grey carpeting. Handy recess area suitable for table and chairs

Modern fitted breakfasting kitchen with a range of Grey high gloss wall and base mounted units, gas cooker, fridge/freezer and washing machine (all included). Stainless steel sink and drainer with mixer tap, handy breakfast bar, painted channel lining to shoulder height and co-ordinated colour schemes to remainder. Wall mounted combination boiler.

Large front facing double bedroom with panelled wall to shoulder height, storage cupboard with dual doors, matching grey carpeting and co-ordinated decorative finishes, loft storage area. Ample floor space for freestanding furniture.

Modern shower room with walk in shower cubicle and mains operated shower inset, wall mounted wash hand basin and close couple W.C. Upright chrome heated towel rail and easy clean wet wall panelling round shower, W.C and basin area with emulsion finishes to remainder. Panelled ceiling with downlights.

**Additional benefits:** gas central heating, double glazing, factored building, and shared drying green. The property is sure to please the discerning purchaser and early viewing is recommended. EPC:C78: 5516-9329-9000-0634-6292 An ideal purchase for the FTB or BTL investor.

**THE HOME REPORT CAN BE DOWNLOADED FROM OUR OWN WEBSITE or FROM RIGHTMOVE UNDER EPC**

## Floorplan & Room Sizes



**Lounge-Diner** 5.2m x 3.7m (17'1" x 12'1")

**Breakfasting Kitchen** 3.1m x 3.85m (10'2" x 12'7")

**Bedroom 1** 5.2m x 3.75m (17'1" x 12'4")

**Shower Room** 1.85m x 1.91m (6'1" x 6'4")













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#### 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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