

Castlegreen Street, Dumbarton, West  
Dunbartonshire



Fixed price  
£95,000

**SBXPROPERTY**  
ESTATE & LETTING AGENTS



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# Description

Immaculate TWO DOUBLE BEDROOM Second Floor Flat offered to the market in walk in condition and set within highly popular Castlegreen Street, Dumbarton East.

Accommodation comprises broad entrance hallway with large walk in storage cupboard leading to generous lounge/diner with three-part bay window, laminate flooring and emulsion finish to walls. Space for dining table and chairs. Modern fitted kitchen with hob, Oven and Extractor Hood. Stainless steel sink and drainer. Co-ordinated work surfaces and tiled splashbacks. Spaces for white goods and wall mounted combination boiler. Two generous rear facing double bedrooms each with built in wardrobes ideal for hanging and storage. Ample floor area for free standing furniture. Bathroom comprising W.C, wash hand basin and bath with electric shower assembly over. Tiled around bath area.

Additional benefits include double glazing, gas central heating, security entry and resident's car parking to rear. An active close fund is also in place. The property is in walk in condition and would make an ideal first time buy. Viewing is strongly advised.

EPC:C78:4100-8265-0522-1025-1803

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## Floorplan & Room Sizes



**Lounge to Bay Window** 16ft x 12ft (4.9m x 3.7m)

**Kitchen** 10ft x 7ft (3m x 2.1m)

**Bedroom 1** 12ft x 9ft (3.7m x 2.7m)

**Bedroom 2** 10ft x 8ft (3m x 2.4m)

**Bathroom** 7ft x 7ft (2.1m x 2.1m)







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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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