



45A Castlegreen Street, Dumbarton, G82 1JD

Offers over £99,995



****Fantastic TWO bedroom ground floor flat**** Situated within the highly sought after Dumbarton area and within walking distance of a host of amenities and transport links. This stunning property is brought to market in walk-in condition and is not expected to be available for long! With HDVR Property Tour available, please contact Elevate Property Services for more information.



Property Information

Welcome to Flat 2 Douglas Court, this splendid TWO bedroom ground floor flat is presented to market in excellent condition and is sure to appeal to a variety of purchasers. On street parking is available to the front of the building and private residents’ parking to the rear. Entry into this well-maintained building is via a secure door entry system providing access to authorised visitors.

Upon entering, you are welcomed into the reception hallway which benefits from a cupboard with generous storage and leads to all rooms within this stunning property. The lounge is generous in size and boasts a feature bay window flooding this room with natural sunlight. The modern fitted kitchen hosts an array of wall and floor units and co-ordinating worktops, creating a clean and efficient workspace. Kitchen appliances include an integrated oven, hob and extractor fan with ample space available for a free-standing washing machine and fridge freezer. Two well-proportioned bedrooms are available, both of which benefit from fitted storage facilities. Completing this property, is an impressive, newly fitted bathroom with quality fixtures and fittings and comprising of bath with shower over, vanity unit and W.C.

Ideally situated within walking distance of sought after schooling, this property is sure to also appeal to families with children of various ages. Also, with excellent transport links to local areas or further afield to Glasgow Airport, Glasgow City Centre, Loch Lomond etc.

We would highly recommend an early viewing before it’s too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

Any areas, measurements or distances quoted are approximate and floor plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

Room Dimensions

- Lounge - 5.15m x 3.49m
- Kitchen - 3.32m x 2.23m
- Bedroom - 3.95m x 2.81m
- Bedroom 2/Office - 4.12m x 2.25m
- Bathroom - 2.23m x 2.10m
- Hallway - 3.18m x 2.02m

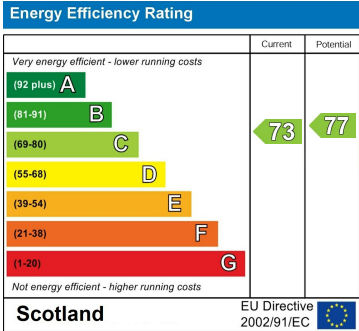
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.