



OFFERS OVER

£170,000

Clydeshire Road

Dumbarton, G82 4AF

PROPERTY SUMMARY

Clydeshire Road sits at the entrance to the quiet conservation area of Kirktonhill, lying south west of Dumbarton's town centre and a short stroll to the adjacent Levensgrove Park offering beautiful open space where the River Leven meets the estuary of the River Clyde.

This magnificent blonde traditional sandstone tenement flat commands a preferred first floor position. The generous and well-appointed accommodation comprises; immaculate communal foyer accessed via secured entry, leads to entrance vestibule with storm doors, welcoming broad reception hallway with generous storage cupboard, beautiful bay windowed generous lounge with living flame gas fire and surround, the living room also offers recess area, previously utilised as a home office. Fitted dining kitchen with open views to the rear and town centre. The kitchen offers a selection of wall mounted and base units, space for various appliances together with ample dining space. Utility houses gas central heating boiler and provides plumbing for washing machine. Two generous and bright double bedrooms, front bedroom benefits from built-in storage, and the rear back bedroom boasts traditional fire surround. The shower room is complimented with modern and traditional aspects, white three-piece suite comprises low flush WC, pedestal wash hand basin and corner shower cubicle.

This fabulous home offers a peaceful ambience and retains many traditional features. Well-presented and maintained throughout. The property is further enhanced with gas central heating and double glazing. The beautiful and well maintained communal close and garden grounds is what you'd truly expect from this calibre address. The rear communal gardens are access via steps leading down to a lush lawn with drying facilities. Paved rustic patio making it easily maintainable, space for dining alfresco on a warm summers' day or entertaining. External washhouse now for storage. The front is laid to lawn with hedging and mature plants.

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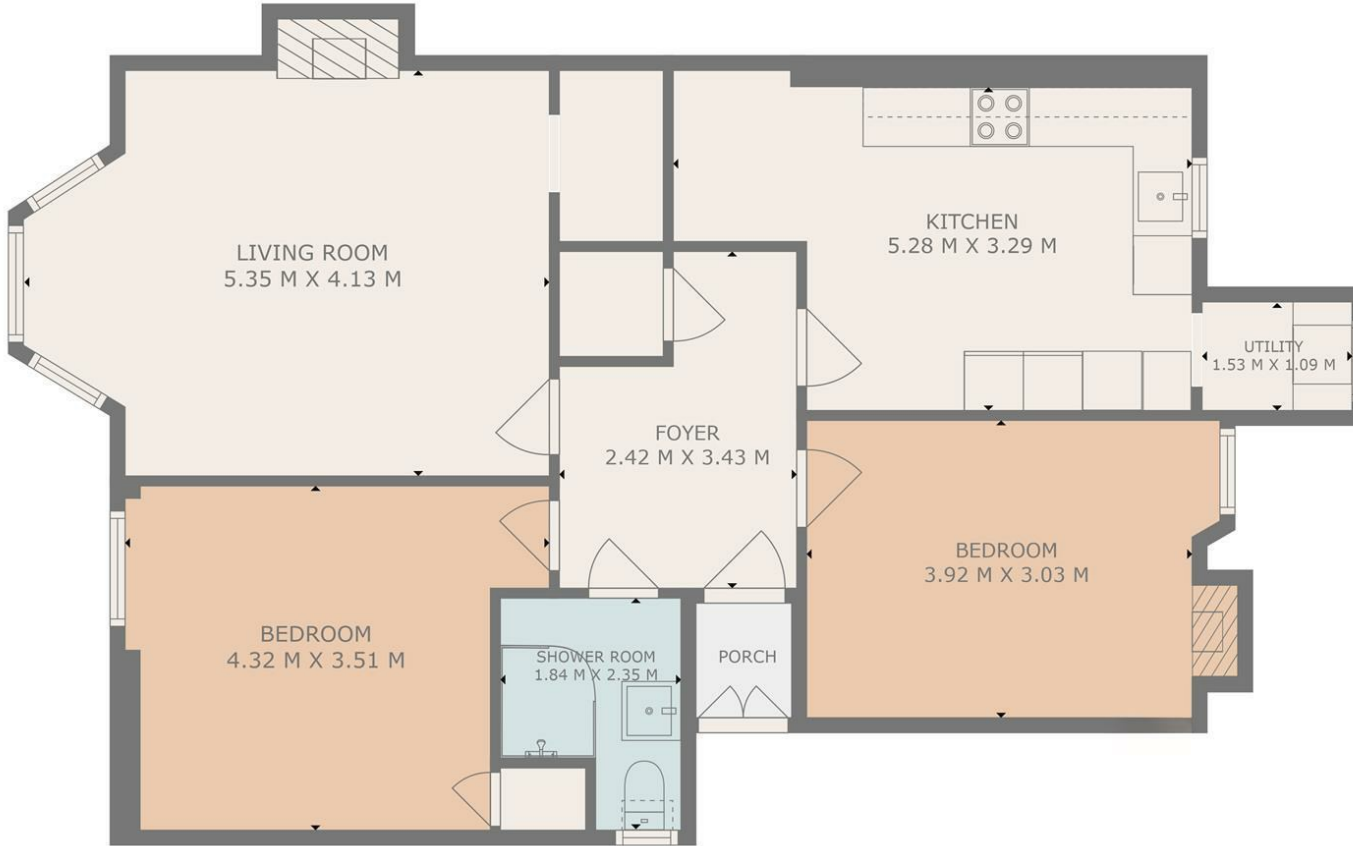
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LOCAL AUTHORITY
West Dunbartonshire

TENURE
Freehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



TOTAL: 80 m²
FLOOR 1: 80 m²
EXCLUDED AREAS: PORCH: 1 m², FIREPLACE: 2 m²
THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT



HAXTON
PROPERTY

OFFICE ADDRESS

15 Station Road
Dumbarton
Dunbartonshire
G82 1SA

OFFICE DETAILS

01389 719000
info@haxtonproperty.co.uk
www.haxtonproperty.co.uk