



OFFERS OVER

£69,000

Risk Street

Dumbarton, G82 1SG

PROPERTY SUMMARY

*** CLOSING DATE WEDNESDAY 6TH NOVEMBER 2024 AT 15:00 PM ***

Haxton Property are delighted to present to the market this charming two bedroom flat located in the heart of Dumbarton Town Centre. The property itself is well presented throughout and positioned on the fourth floor benefiting from elevator access, an attractive buy with access all on the one level.

The accommodation comprises communal entrance, elevator access, fourth floor communal landing leading to Flat 19. Accommodation within offers reception hallway with excellent storage facilities, bright spacious lounge with enclosed balcony, the balcony offers delightful aspects over the enclosed communal grounds, fitted kitchen offering ample space for dining facilities, appliances include; fridge/freezer, washing machine, electric hob, oven and extractor hood, unobstructed views can be found from the kitchen window. Two double sized bedrooms both benefiting from storage facilities, internal modern three piece shower room with anthracite grey vanity unit incorporating low flush WC, wash hand basin, shower cubicle with Triton electric shower, all beautifully complimented with modern wet walls, flooring and ceiling. The property is in pristine condition and benefits from double glazing (with exception of the balcony), and partial electric heating is provided by infra red heating panels. Communal grounds surround the development with residents and guest parking facilities adjacent.

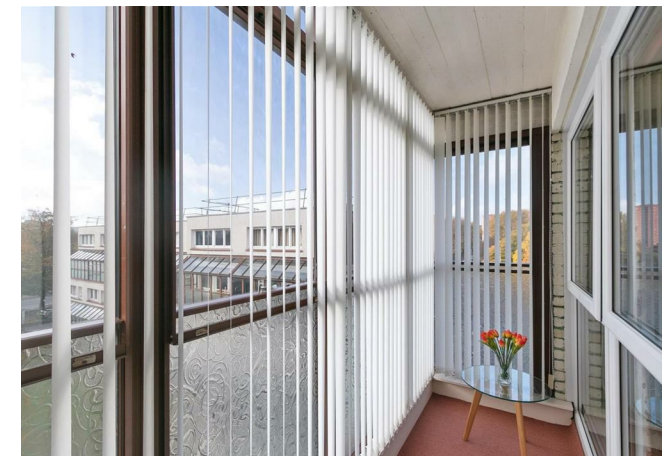
2



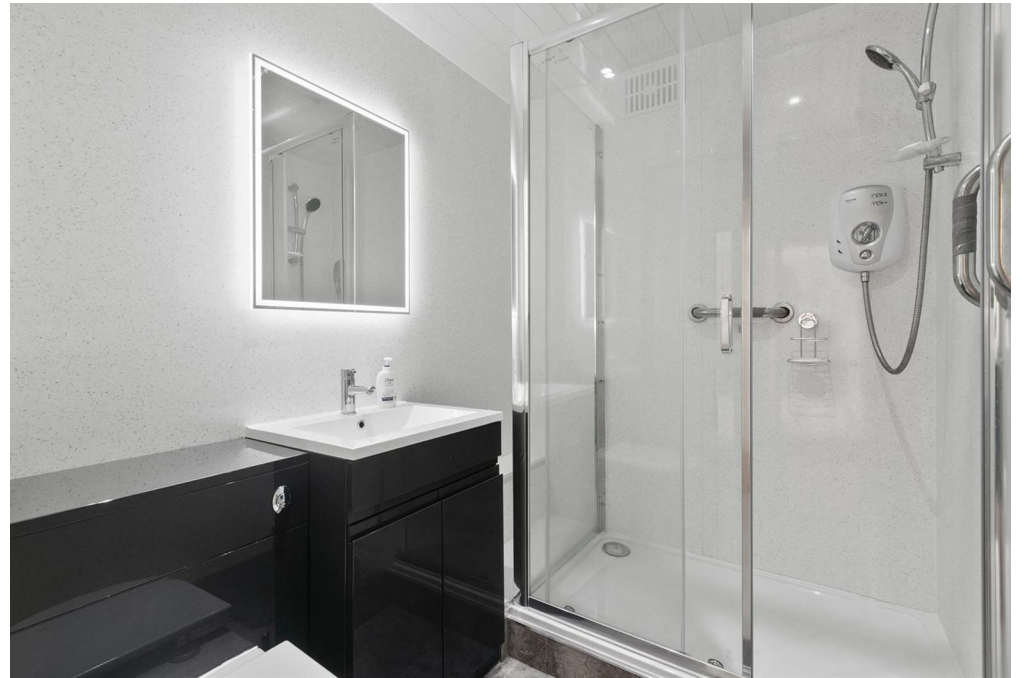
1



1











TOTAL: 71 m²
FLOOR 1: 71 m²
EXCLUDED AREAS: BALCONY: 3 m²

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT



LOCAL AUTHORITY
 West Dunbartonshire

TENURE
 Freehold

COUNCIL TAX BAND
 B

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	65	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

HAXTON
 PROPERTY

OFFICE ADDRESS

15 Station Road
 Dumbarton
 Dunbartonshire
 G82 1SA

OFFICE DETAILS

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