



45 Risk Street
Dumbarton
G82 1SF

2 
1 
1 

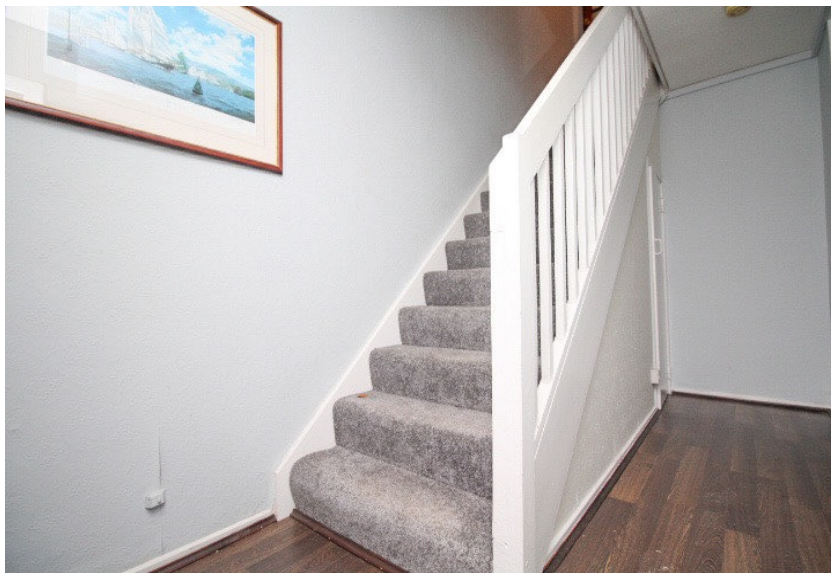
Offers Over £68,000

Spacious Maisonette Centrally located within the town centre of Dumbarton, Risk Street is a large residential development of flats of varying styles.

The property itself is a good size and would make an ideal first time buy or a popular buy to let property due to the property being situated close by to local amenities and transport links.

The internal accommodation extends to, welcoming bright entrance hallway with a storage cupboard under the stairs and oak style laminate flooring.

Fully fitted modern style kitchen with white brick tile affect walls, offers a range of light grey wall and base mounted units with a light oak worktop. A number of appliances including an oven, fridge/freezer, washing machine and dryer. Matt black modern sink unit with window looking out to the River Leven.



Home Report Valuation
£70,000



Spacious bright L shaped lounge with large floor to ceiling windows. Electric fire place and dark oak style laminate flooring following into the enclosed balcony offering views over the well kept communal grounds.



Spacious bathroom offering a large sized bath and electric shower. Benefits from a single opaque window.

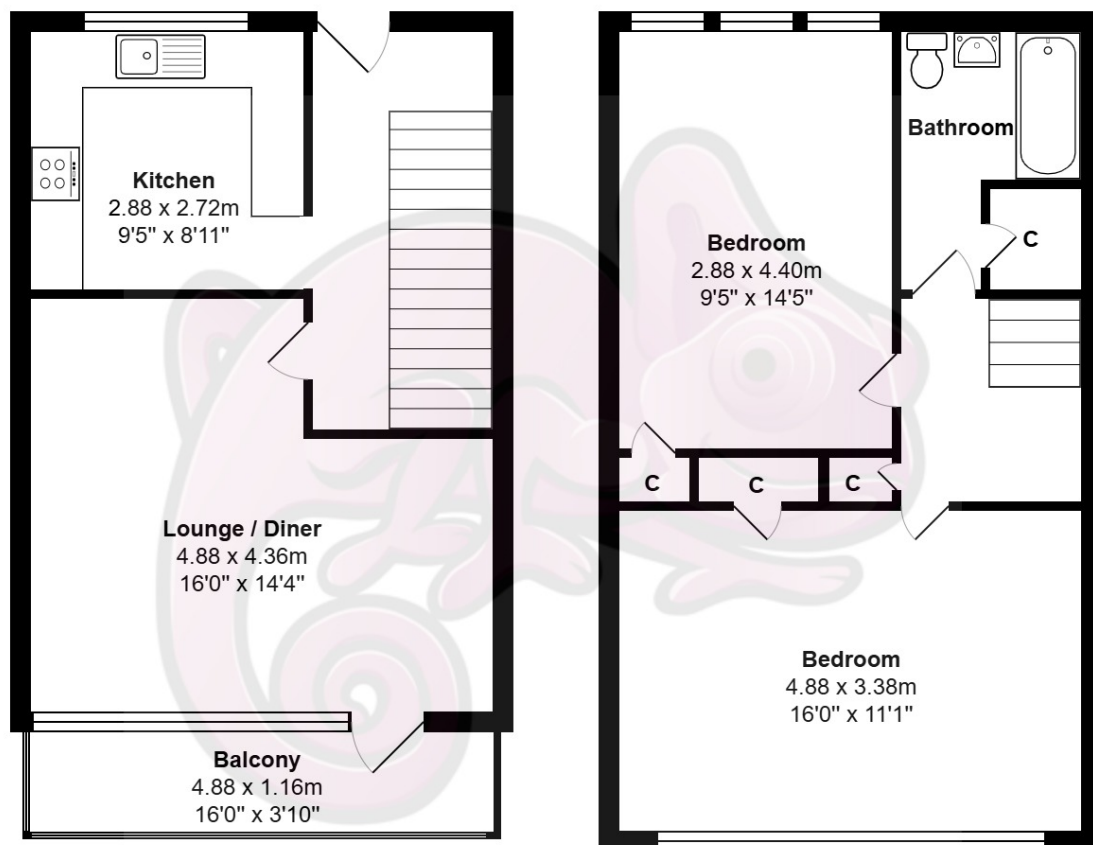
Two bright double bedroom with large windows and grey carpet, one offering from additional built in cupboard space. the window and an open cupboard perfect for additional storage.



The building is accessed via stairway and benefits from private residential parking and offers well maintained communal grounds.

Vendor Comments

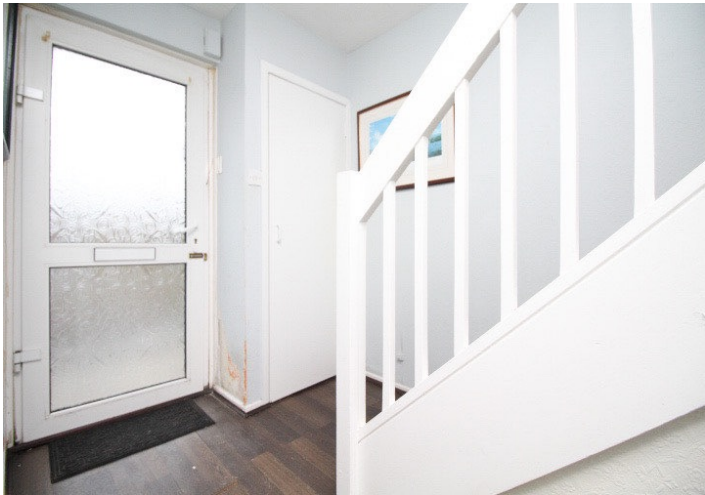
Great home and a great sense of community within the building.



Total Area: 75.0 m² ... 807 ft² (excluding balcony)

Location

The property is conveniently situated within walking distance of Dumbarton's Town Centre where a wide array of shops, amenities, pubs, clubs, and eateries are available. Local schooling is provided close at hand and passage to Glasgow's City Centre and beyond is eased via established road networks and public transport services.





**Property
Bureau**

www.propertybureau.co.uk

Glasgow

Stirling

Helensburgh

Lanarkshire

20 Colquhoun Street, Helensburgh, Dunbartonshire, G84 8AJ

enquiries@propertybureau.co.uk
01436 674537

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

