



PROPERTY
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LETTING & ESTATE AGENTS



Lennox Road
Dumbarton
G82 2ND

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Offers Over £88,000

A spacious Upper Cottage Flat which is situated in a lovely street in a quiet location close to great amenities.

Lennox Road is a much sought after location where there are just a handful of other similar properties that were built in the 1930s with traditional construction and a quality render exterior. This particular upper cottage flat is set beneath a hipped, concrete tile roof and indeed at the time of the listing the ridge tiles on one of the hips are getting renewed by the seller.

There is a private garden area at the back of the property and this continues round to the side where there is also a wooden garden shed. The remainder of the rear garden is lawned and level and used for communal drying.

Internally the property provides impressive accommodation of around 700 sq ft. which makes us a great sized apartment with plenty of space and excellent storage throughout .

There has been a lot of work done over the last few years to include re plastering of the walls, upgrading of the majority of the wiring including the consumer unit/fusebox and wiring for a new shower installation. There is ample insulation within the floored loft with new access hatch and ladder.



Home Report Valuation
£90,000

www.packdetails.com

Council Tax Band B

EPC Rating C



The accommodation comprises freshly painted entrance staircase into the main landing. On the landing area there is a fold down ladder which gives access to a great size loft space.

The bay windowed lounge/ living room provides a nice open outlook to the front and has been re-plastered on the walls and the ceiling.

The kitchen has floor and wall storage units with stainless steel sink at the front window and adjacent to this at the back wall is a breakfast bar facility. There is plumbing for the washing machine and a wall mounted central heating boiler.

There are two great size double bedrooms both with windows to the rear and both with excellent storage facilities.

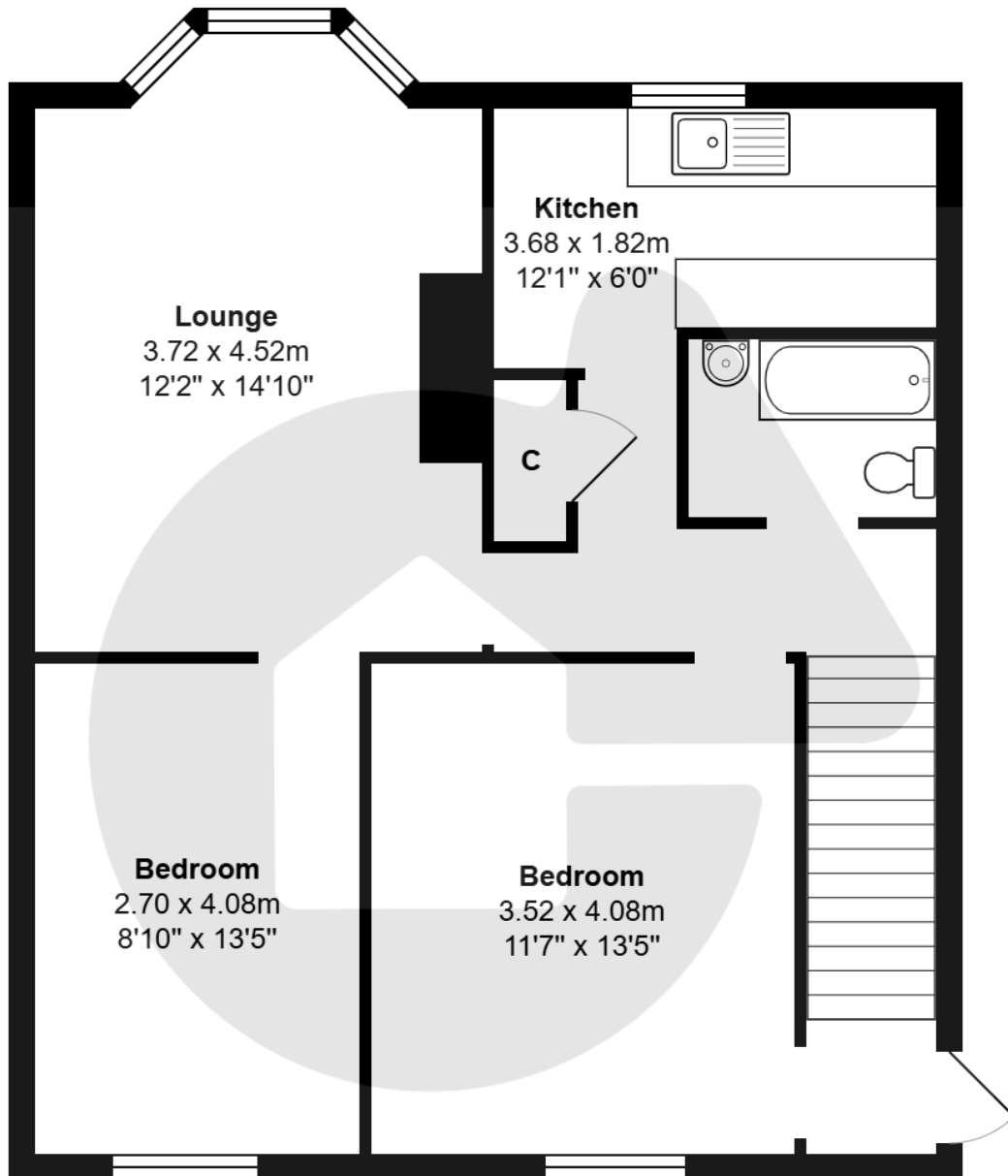
The bathroom has an original three suite comprising panel bath wash hand basin and w.c.. Wall mounted electric shower and curtain. Window to the side.



The property further benefits from gas central heating, double glazing and a floored loft area.

Vendor Comments

It is a peaceful part of town close to town/retail park/supermarkets and driver/public transport links and with good greenspaces/walks and local facilities (eg. Post Office, newsagents, takeaways) very close by. On street parking availability/personal driveway and accessibility/convenience as a good commuter location are also big pluses



Total Area: 66.3 m² ... 713 ft²

All measurements are approximate and for display purposes only

Location

Convenient location for all Dumbarton amenities with children's nurseries, primary and secondary schools within level walking distance. Mainline public transport facilities are within minutes of the property. Dumbarton East Railway Station provides regular services to Glasgow City Centre, Helensburgh and Balloch, Loch Lomond. Local shopping is available in High Street, Town Centre, Dumbarton East and St James Retail Park all within 10 minutes level walking from the property with the latter boasting major retail outlets such as Argos, Asda, Marks & Spencer, Lidl and Morrisons Superstore.





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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.

