

3 0/2 Castlegate Avenue , Dumbarton,
West Dunbartonshire



Offers over
£178,500

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Description

Stunning **TWO BEDROOM CORNER GROUND FLOOR FLAT** located on Castlegate Avenue, Dumbarton. The property is offered to the market in true walk in condition, level access is granted from the rear car park to the secure entry close.

Accommodation: Broad entrance hallway with handy storage cupboard off, light "Oak" effect laminate flooring. Bright and airy open plan lounge with South facing Juliette Balcony with double doors allowing stacks of natural light into the room, emulsion finishes and continued laminate flooring from hallway. Defined dining area suitable for table and chairs.

Well-appointed modern kitchen with an excellent range of wall and base mounted units presented over two sides. Bosch cooking appliances including four burner gas hob, electric oven, and extractor hood. Integrated fridge, freezer, dish washer, microwave and washer drier. Stainless steel one and half bowl sink and drainer. Brick style tiled splash backs with co-ordinated grouting. Wall mounted Vaillant Combination boiler. Matching worksurfaces and under unit lighting, space for small bistro style table and chairs.

Bedrooms: Rear facing master bedroom with dual Upvc window assemblies. Wall length fitted wardrobes with mirrored sliding doors, en-suite shower room located off, shower cubicle with mains operated shower inset, "Porcelanosa" tiling round shower area, wall mounted wash hand basin and close couple W.C, ceramic tiled flooring. Second rear facing bedroom with storage cupboard. Both bedrooms have ample floor area for free standing furniture. Bathroom comprising full size, wash hand basin and W.C, tiled to waist height round bath area, wall mounted mirrored cabinet.

Additional benefits: gas central heating and double glazing, factored building, immaculate carpeted close with secure entry and resident's car parking to rear giving level access to close. Communal turfed sitting area..

We highly recommend early viewing to fully appreciate the high standard of accommodation on offer. The property is in genuine walk in condition.

EPC:C79:0102-2270-3523-2326-6381 **The home report is available from our own website or under EPC on Rightmove.**

Floorplan & Room Sizes



Lounge-Diner 5.9m x 4.3m (19'5" x 14'1")

Kitchen 3.25m x 2.9m (10'8" x 9'6")

Bedroom 1 3.5m x 4.3m (11'6" x 14'1")

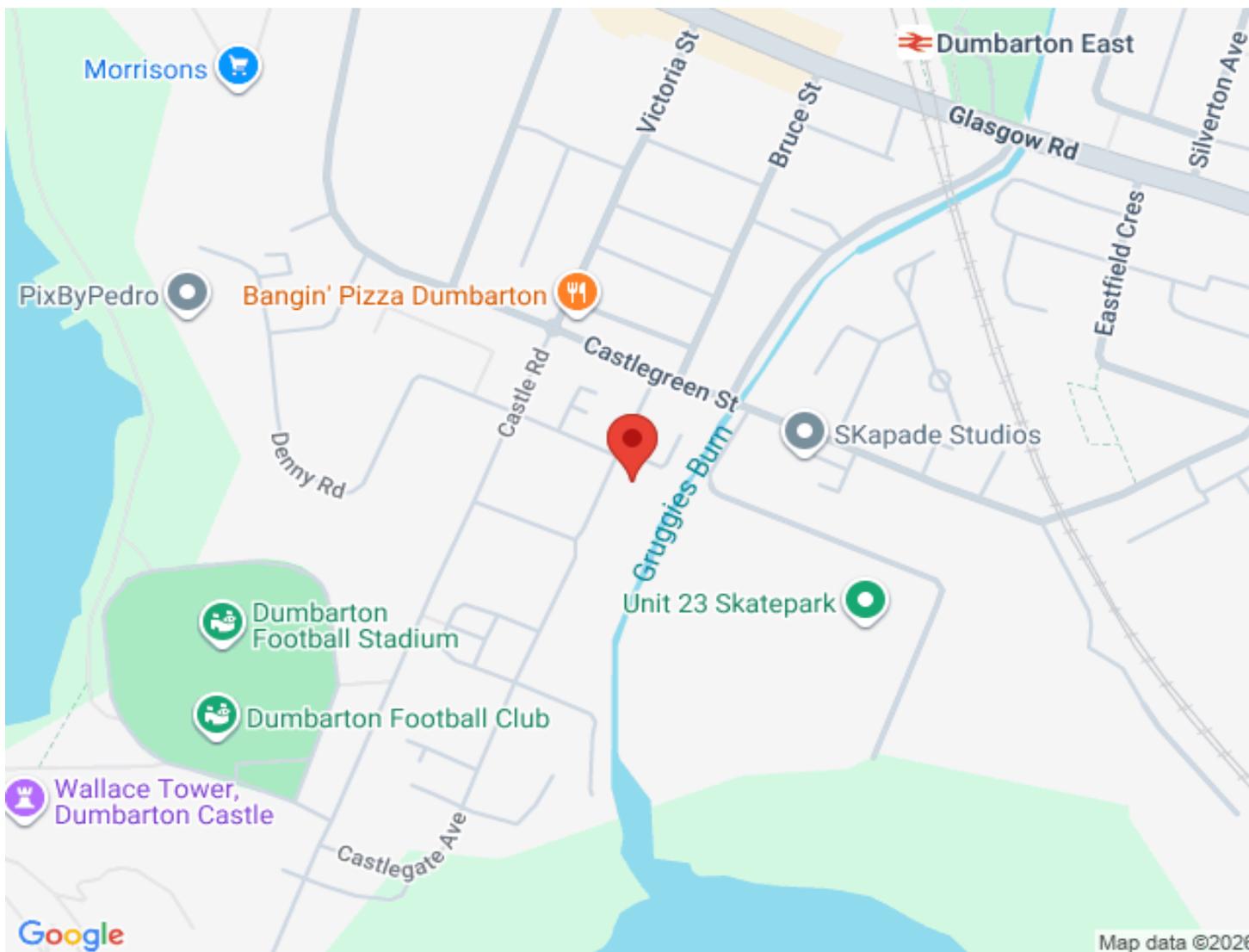
En-Suite 2.2m x 1.2m (7'2" x 3'11")

Bedroom 2 3.4m x 2.8m (11'2" x 9'2")

Bathroom 2.34m x 1.65m (7'8" x 5'5")







To view a copy of the home report please visit our website www.sbproperty.co.uk

PLEASE NOTE

These property details are set out as a general guideline only. They do not constitute any part of an offer or contract.

MEASUREMENTS: All measurements are taken with an electronic digital measuring device. We strongly advise all prospective purchasers take their own measurements before ordering carpets, blinds, furniture etc. **APPLIANCES:** The electrical, gas powered appliances and heating systems have not been tested as working by us, we recommend that you instruct your own independent evaluation of these. **FIXTURES AND FITTINGS:** All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. These particulars are believed to be correct, however their accuracy cannot be guaranteed.



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