

48 Boghead Avenue, Dumbarton, G82

2LU



Offers over

£98,500

SBXPROPERTY
ESTATE & LETTING AGENTS



Email
all@sbproperty.co.uk

Phone
01389 731730

Website
www.sbproperty.co.uk







Description

Superb **TWO DOUBLE BEDROOM Upper Flat** offered to the market in excellent decorative order. The property benefits from a modern kitchen and bathroom, excellent room sizes and a new roof.

Internal: Access to the property is gained from the rear via entrance door to upper hallway. Generous sized lounge with three-part bay window, focal wall with marble fireplace and hearth with ornamental fire inset. Shelved alcove with built in storage cupboard. Neutral decorative finishes complimented by light grey coloured carpeting.

Modern fitted kitchen comprising attractive light grey coloured wall and base cabinets complimented by matching work surfaces and brick effect tiled splashbacks. Stainless steel one and half bowl sink with drainer and mixer tap. Four burner gas hob, electric oven and chimney style extractor hood. Wall mounted Bosch combination boiler with transferrable warranty and easily controlled via Bosch app. Free standing fridge freezer and ample space for washing machine.

Larger rear facing main bedroom with handy storage cupboard and ample room for free standing furniture. Second double bedroom with wall length fitted wardrobe assembly with mirrored sliding doors and additional large storage cupboard. Both bedrooms have neutral decorative finishes and light grey coloured carpeting.

Modern bathroom comprising "P" shaped bath with shower over and matching contoured screen. Porcelanosa wall tiling to full height round shower area reducing to waist height with emulsion finishes to remainder. Close couple WC and wash hand basin. Chrome heated towel rail. The landing has a large storage cupboard off with loft access via hatch.

Exterior: Turfed area to side of building with generous allocated rear gardens laid to lawn with shared drying green. On street parking.

Additional benefits include gas central heating, double glazing and the roof was replaced in 2025. We recommend early viewing to fully appreciate the high standard of the accommodation and well-proportioned room sizes on offer.

EPC: C72:1516-7925-9100-0508-9222 **THE HOME REPORT IS AVAILABLE TO DOWNLOAD FROM RIGHTMOVE OR OUR OWN WEBSITE.**

Floorplan & Room Sizes



Lounge 4.65m x 4.7m (15'4" x 15'5")

Kitchen 3m x 2.45m (9'10" x 8'0")

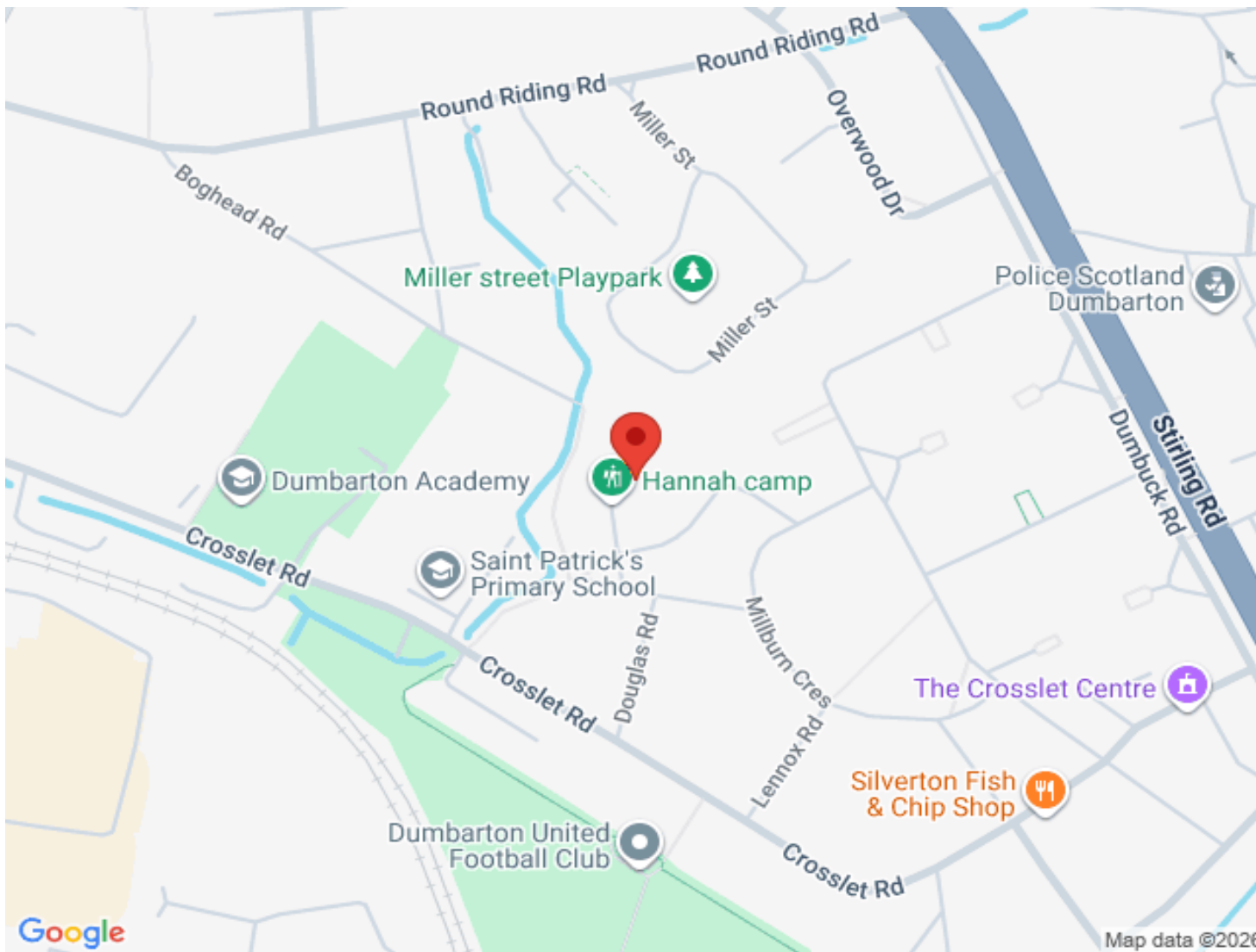
Bedroom 1 2.05m x 1.6m (6'8" x 5'2")

Bedroom 2 3.25m x 4.2m (10'8" x 13'10")

Bathroom 2.9m x 3.3m (9'6" x 10'10")







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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