

14C Eastfield Crescent, Dumbarton, West  
Dunbartonshire



Offers over  
£89,995

**SBXPROPERTY**  
ESTATE & LETTING AGENTS



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## Description

Absolutely stunning **TWO BEDROOM FULLY MODERNISED** First Floor Flat offered to the market in true walk-in condition. The property has been tastefully decorated throughout with many modern features making this an ideal FTB.

**Accommodation** comprises entrance hallway with storage cupboard off. Beautifully appointed lounge with media wall and dual alcove recesses, three-part bay window assembly, contemporary decor and flooring. Recessed LED ceiling lighting.

Re-fitted kitchen set out over three sides with white high gloss wall and base mounted units, four-ring electric hob, oven and extractor hood. Integrated fridge/freezer and washing machine. Recessed sink, drainer and mixer tap. Additional storage cupboards. Master bedroom with built in wall length fitted wardrobe assembly. Second rear facing bedroom with handy storage cupboard.

Stunning re-fitted bathroom with full length bath, mains operated shower over with panhead dispenser. Vanity unit with wash hand basin inset and close couple W.C. Easy clean tiled effect wet wall finishes and vertical heated towel rail.

**Overview:** The property has been renovated and modernised by the current owner including replasteing to the walls, ceilings dropped with extensive use of LED lighting throughout, re-wired and re-plumbed. New floorcoverings and skirtings, replacement windows and new central heating system with Nest controller.

In true walk in condition, we highly recommend early viewing to avoid disappointment.

EPC: 5716-4122-5000-0736-2296 **THE HOME REPORT IS AVAILABLE FROM OUR OWN WEBSITE OR UNDER EPC ON RIGHTMOVE**

## Floorplan & Room Sizes



**Lounge** 4.2m x 4.15m (13'10" x 13'7")

**Kitchen** 2.75m x 2.25m (9'0" x 7'5")

**Bedroom 1** 3.8m x 3.8m (12'6" x 12'6")

**Bedroom 2** 3.9m x 2.25m (12'10" x 7'5")

**Bathroom** 1.8m x 1.9m (5'11" x 6'2")







To view a copy of the home report please visit our website [www.sbproperty.co.uk](http://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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