



OFFERS OVER

£88,000

Eastfield Crescent

Dumbarton, G82 1DU

## PROPERTY SUMMARY

An exceptional opportunity to acquire this beautifully renovated and fully modernised two bedroom ground floor flat, positioned within the highly desirable and ever popular East End of Dumbarton. A truly outstanding prospect for first time buyers, downsizers, or anyone seeking a stylish, move in ready home, the property has undergone an substantial programme of refurbishment by the current owner. Recent works include extensive replastering across most of the property, complete redecoration, a newly installed central heating system, and brand new fitted bathroom suite and fitted kitchen resulting in fresh, contemporary interiors finished to an impressive standard.

A vibrant blossom tree enhances the kerb appeal and creates an immediate sense of welcome. Presented in genuine turnkey condition, the flat requires no further work and is ready for immediate occupation.

2



1



1











**TOTAL: 54 m<sup>2</sup>**  
 1st floor: 54 m<sup>2</sup>  
 EXCLUDED AREAS: UNDEFINED: 1 m<sup>2</sup>, WALLS: 4 m<sup>2</sup>

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT

**LOCAL AUTHORITY**  
 West Dunbartonshire

**TENURE**  
 Freehold

**COUNCIL TAX BAND**  
 B

**VIEWINGS**  
 By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**HAXTON**  
 PROPERTY

**OFFICE ADDRESS**

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**OFFICE DETAILS**

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