

40 First Avenue, Bonhill



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Offers over
£98,500

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Description

Superb **TWO BEDROOM UPPER FLAT** offered to the market in walk in condition. Offering well-proportioned rooms, an upgraded kitchen and bathroom, new double glazing and door make this an ideal purchase for the first time buyer.

Accommodation: Entrance hallway with storage cupboard off leading through to the generous sized lounge-diner, focal wall with marble fire surround with "Dimplex Cast Iron LCD Stove" (available to purchase separately), ceiling cornice and contemporary wall-paper finishes. Space for dining table and chairs. Door access to large storage cupboard.

Well-appointed modern kitchen with an excellent range of "Beech Effect" wall and base units set out over three sides. Stainless steel sink and drainer with mixer tap. Four ring electric hob, electric oven and extractor hood. Integrated fridge, freezer, and dishwasher. Under unit washing machine and handy storage cupboard. Co-ordinated worksurfaces with matching tiled splash backs. Effective under unit lighting, laminate flooring and LED recessed ceiling lighting.

Front facing main bedroom with storage cupboard and additional fitted furniture offering extra storage and hanging facilities, ceiling cornice and neutral decorative finishes. Second rear facing bedroom also with storage cupboard. Both bedrooms have carpeting to the floors and ample space for free standing furniture.

Stunning re-fitted (2025) bathroom comprising bath with mains operated shower and splash screen, vanity unit with wash hand basin and mixer tap inset and close couple W.C. Easy clean "slate tile effect" wet wall finishes and vertical radiator, LED ceiling lighting. Loft hatch with drop down ladders, ideal for storing those larger items. Suntrap rear garden with lawn, slabbed and decking areas fully bound by timber fencing for privacy. Timber shed. An ideal hang out area on a sunny day.

Additional benefits include recently installed double glazing and front door, upgraded kitchen and bathroom, close entry system and active managed close fund, large close storage cupboard. We recommend early viewing to avoid disappointment.

EPC: C71:0110-2860-8070-2226-4145 **THE HOME REPORT CAN BE DOWNLOADED DIRECTLY FROM OUR OWN WEBSITE OR RIGHTMOVE**

Floorplan & Room Sizes



Lounge-Diner 5.2m x 4.05m (17'1" x 13'4")

Kitchen 3.2m x 2.4m (10'6" x 7'11")

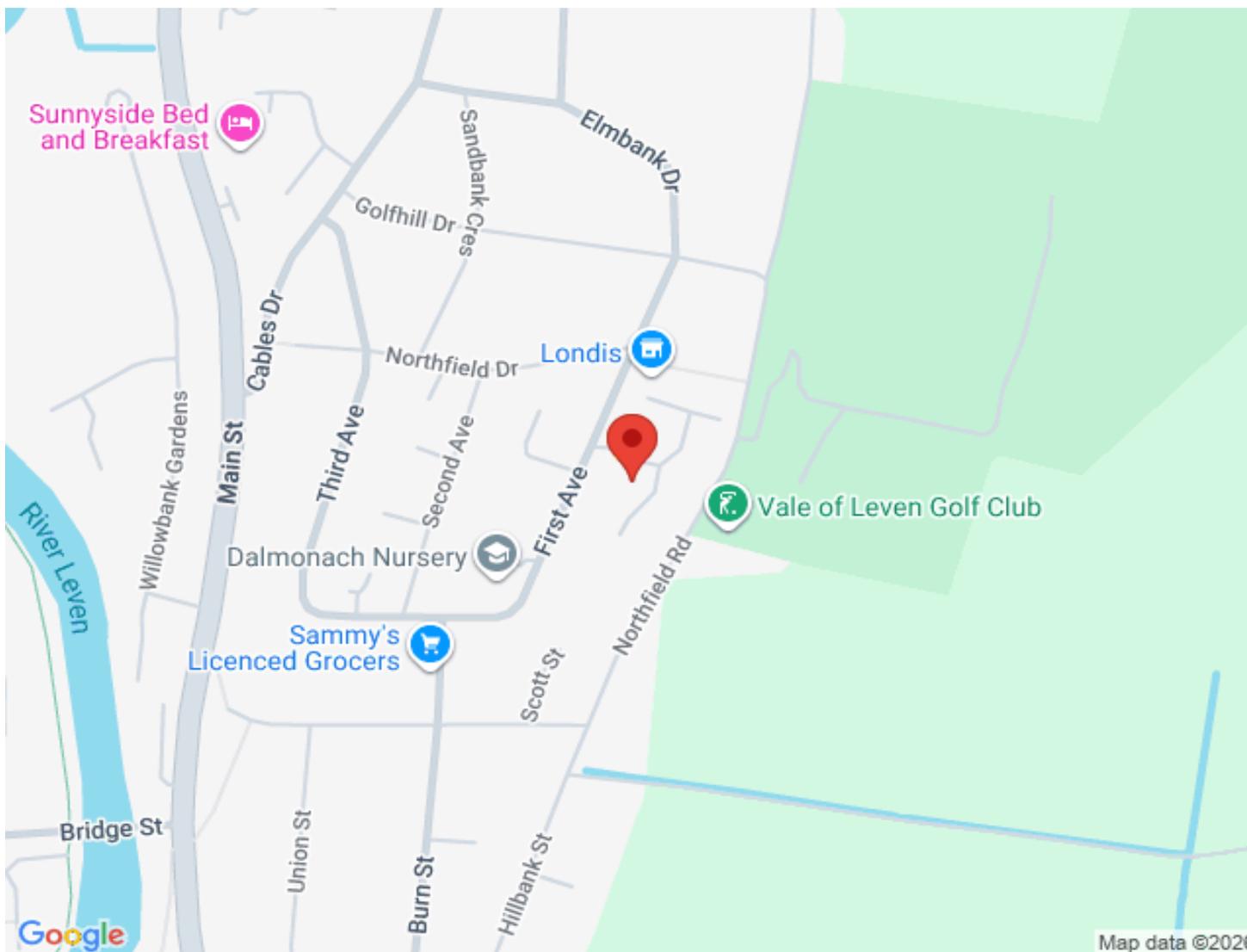
Bedroom 1 4.15m x 2.75m (13'7" x 9'0")

Bedroom 2 3.2m x 2.75m (10'6" x 9'0")

Bathroom 3.1m x 1.6m (10'2" x 5'2")







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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