

Station Road, Dumbarton



Offers Over  
£79,995

**SBXPROPERTY**  
ESTATE & LETTING AGENTS



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## Description

Fully modernised, bright and airy **Two Bedroom Top Floor Flat** on Station Road, Dumbarton offers a convenient location in Dumbarton Town Centre.

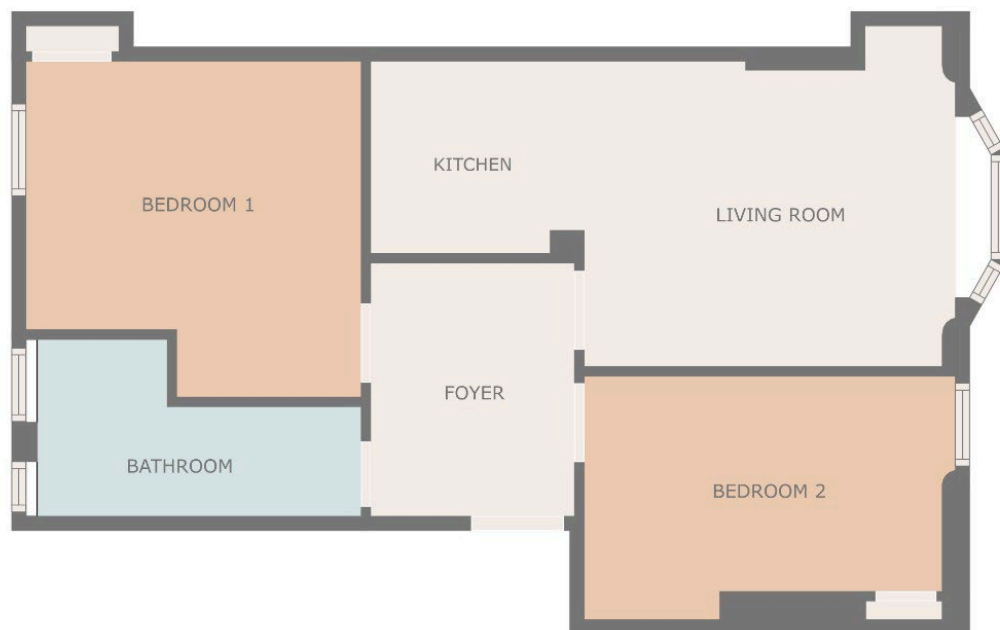
Internally the property comprises open plan lounge/kitchen area with bay window to front with trendy window seat. Shelved alcove. Modern fitted kitchen with a selection of wall and base units incorporating white composite sink and drainer. Brick effect tiled splashbacks and coordinated worktop surface. Integrated electric hob, extractor hood and electric oven. Integrated washing machine. Space for freestanding fridge/freezer. Neutral decorative finishes and laminate flooring.

Master bedroom to rear with storage cupboard. Second good sized bedroom to front. Both bedrooms have ample space for free standing furniture and are finished in white with grey carpeting. Modern three piece bathroom suite comprising bath with mains operated shower and shower screen, close couple WC and wash hand basin. Fully tiled around shower area and modern emulsion finishes to remainder. Heated towel rail. Dual opaque windows.

Further benefits include gas central heating and double glazing. The property is modern throughout and is in move in condition creating an excellent opportunity for first time buyer looking for their first home.

**EPC (C77) 0120-2239-1120-2096-4215**

## Floorplan & Room Sizes



**Lounge** 4.4m x 3.7m (14'5" x 12'1")

**Kitchen Area** 2.3m x 2.05m (7'6" x 6'8")

**Bedroom 1** 3.65m x 3.65m (12'0" x 12'0")

**Bedroom 2** 4.05m x 2.65m (13'4" x 8'8")

**Bathroom** 3.5m x 1.9m (11'6" 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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