

32 2-1 Castlegreen Crescent,
Dumbarton, West Dunbartonshire



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Offers over
£108,500

SBXPROPERTY
ESTATE & LETTING AGENTS



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Description

Well-presented TWO BEDROOM SECOND FLOOR FLAT in sought after Castlegreen Crescent, Dumbarton East. Set within an immaculate and well-tended close the accommodation comprises: Corner lounge with dual aspect windows, two bedrooms with storage, fitted kitchen with appliances, fitted bathroom and residents parking.

Secure entry door to an immaculate close leading to the second-floor apartment. L-shaped entrance hallway with storage cupboard off leading to bright and spacious lounge with dual aspect window assemblies, ceiling cornice, neutral decor and carpeting. Kitchen off lounge with fitted units presented over two sides, stainless steel sink and drainer with mixer tap. Four burner gas hob and oven, extractor hood, washing machine and fridge. Wall mounted combination boiler, co-ordinated worksurfaces and tiled splashbacks.

Master bedroom with wall length fitted wardrobes and triple mirrored sliding doors. Second bedroom with storage cupboard. Both bedrooms have carpeted flooring, neutral decorative finishes and have ample floor area for additional free standing furniture.

Bathroom comprising bath with mains operated shower over, articulated splash screen, vanity unit with wash hand basin inset and close couple W.C. Tiling to walls and emulsion finish to remainder.

Additional benefits include gas central heating, double glazing, healthy and active close fund, well-tended gardens, security entry, residents car parking and floored loft. The property would make an excellent first time buy or equally suit a downsizer. We recommend early viewing to avoid disappointment.

EPC:C74: 6316-9629-8000-0139-5222 THE HOME REPORT CAN BE DOWLOADED FROM OUR WEBSITE OR FROM RIGHTMOVE UNDER EPC

Floorplan & Room Sizes



Lounge 3.8m x 3.3m (12'6" x 10'10")

Kitchen 3.05m x 2.2m (10'0" x 7'2")

Bedroom 1 2.75m x 3.2m (9'0" x 10'6")

Bedroom 2 3.05m x 2.55m (10'0" x 8'5")

Bathroom 3.05m x 1.95m (10'0" x 6'5")







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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