

35 2-2 Castlegreen Street, Dumbarton,
West Dunbartonshire



Offers over
£62,500

SBXPROPERTY
ESTATE & LETTING AGENTS



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Description

Bright, airy and immaculate **ONE BEDROOM TOP FLOOR FLAT** located on Castlegreen Street, Dumbarton East. The property has been tastefully decorated, has good room sizes and a central location with Dumbarton Castle, Dumbarton East Station, local supermarkets and numerous food outlets all within a short level walk.

Accommodation: Entrance hallway leading to spacious sized lounge retaining many traditional features, focal wall with ornate fire surround, shelved alcove and dual double glazed window assemblies. Grey laminate flooring with tasteful and co-ordinated decorative finishes. Door access to utility room providing additional storage facilities, washing machine and freezer.

Modern fitted kitchen with "White High Gloss" wall and base mounted units, four ring gas hob, electric oven and extractor hood, integrated fridge, stainless steel sink and drainer with mixer tap, co-ordinated worksurfaces and attractive brick effect white tiled splash backs with grey grouting.

Larger front facing double bedroom with dual double glazed window assemblies, Grey "Wood" effect laminate flooring and ceiling cornice, space for free standing furniture.

Shower room comprising shower enclosure with electric shower, close couple W.C and vanity unit with wash hand basin inset. Easy clean wet wall finishes to shower enclosure with tiling to remaining walls and floor.

External: Tidy communal rear gardens grounds with lawn separated by pathways and bin enclosures, the gardens are fully enclosed by timber fencing with on street car parking.

Additional Benefits: D.G and G.C.H, there is also an active close fund in operation. The property would make a great option for a first-time buyer and is in walk-in condition.

EPC:C75: 2100-6264-0622-3091-1343

THE HOME REPORT IS AVAILABLE FROM OUR OWN WEBSITE

Floorplan & Room Sizes



Lounge 5.3m x 3.5m (17'5" x 11'6")

Kitchen 1.85m x 1.45m (6'1" x 4'10")

Utility Room 1.1m x 1.2m (3'7" x 3'11")

Bedroom 3.05m x 4.02m (10'0" x 13'2")

Shower Room 1.4m x 2.3m (4'7" x 7'6")







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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