

Castlegreen Crescent, Dumbarton

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Offers over
£115,995

**SBXPROPERTY**
ESTATE & LETTING AGENTS



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Description

Seldom available this SPACIOUS TWO BEDROOM TOP FLOOR FLAT with stunning views from its bright corner lounge is situated on the second floor of an immaculately kept close making this an excellent purchase.

Accommodation: Entrance to hallway with "Karndean" Herringbone style flooring, large storage cupboard off served by twin sliding doors and handy additional storage space to loft via hatch from hallway. Excellent sized corner lounge with ceiling cornice and carpeting to flooring. The focal point of the room must be the dual aspect windows overlooking the Kilpatrick Hills and South toward Erskine Bridge. Ample space for a bistro table and chairs.

Modern re-fitted kitchen (2025) comprising an excellent range of white wall and base mounted units. Four ring hob, electric oven and extractor hood. Tall upright fridge freezer, microwave, wine cooler and space for washing machine. Stainless steel sink and drainer. Tiled brick effect splashbacks with rich emulsion finish to remainder and "butchers block" effect work surface. Wall mounted Bosch combination boiler.

Rear facing master bedroom with superb wall length mirrored sliding door wardrobes. Second rear facing double bedroom also with mirrored sliding door wardrobes. Both bedrooms have ample room for additional free standing furnishings. Modern bathroom comprising bath with mains operated shower over and splash screen, vanity unit with W.C and wash hand basin inset. Full tiling to walls and flooring. Additional wall mounted cabinets and chrome heated towel rail.

Additional benefits: Generous storage throughout, double glazing, gas central heating, immaculate close with a healthy close fund, security entry and resident's car park. Well tended grassed and stone chipped areas to front with grassed area behind. This area is bound by an attractive brick wall embellished with wrought iron fencing.

Floorplan & Room Sizes



Lounge 3.15m x 4.7m (10'4" x 15'5")

Kitchen 2.8m x 2.1m (9'2" x 6'11")

Bedroom 1 3.1m x 3.7m (10'2" x 12'1")

Bedroom 2 2.65m x 3.7m (8'8" x 12'1")

Bathroom 1.9m x 2.25m (6'2" x 7'5")



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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