1 3-2 Dalreoch Place, Dumbarton, West Dunbartonshire

2 2 1

Offers over £127,500

SB PROPERTY
ESTATE & LETTING AGENTS

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Description

Superb **TWO BEDROOM LARGER TOP CORNER FLAT** offered to the market in walk in condition. One of only two similar designed properties offering amazing views, great room sizes and storage facilties with the added benefits of a secure door entry system and residents car park.

Interior: Hallway with handy plumbed utility room containing combination boiler and washing machine with additional storage facilities off and loft access hatch.

Formal open plan lounge-kitchen-diner laid out in keeping with current contemporary flatted designs, this room also benefits from having "French Doors" with Paris Balcony on the focal wall allowing maximum sunlight to the room, continued laminate flooring from the hallway and neutral decorative finishes. Square archway leading to the well-equipped dining-kitchen with an excellent range of wall and base mounted units, four burner gas hob, electric oven and chimney style extractor hood, fridge-freezer, one and a half bowl sink and drainer with mixer tap, recessed ceiling lighting, tiled splashback's and co-ordinated worksurfaces with under unit lighting. Defined dining area which is fully glazed offering superb views over Dumbarton to the Kilpatrick Hills and beyond to the Erskine Bridge.

Rear facing master bedroom with wall length fitted wardrobes with mirrored sliding doors, en-suite shower room off comprising quadrant enclosure and electric shower inset, free standing vanity unit with wash hand basin inset and close couple W.C, chrome heated towel rail. Second rear facing double bedroom also with built in wardrobe assembly and mirrored sliding doors.

Main bathroom comprising full size bath with mixer tap, pedestal mounted wash hand basin and close couple W.C, upright chrome heated towel rail, tiled to shoulder height with tiled flooring.
Exterior: Parking is available to the rear of the property with security door access to close, the building is also factored. We highly recommend early viewing to avoid disappointment.

EPC:C79: 0426-1018-1207-4396-7200 **THE HOME REPORT CAN BE FOUND ON OUR OWN WEBSITE AND RIGHTMOVE.**

Floorplan & Room Sizes

Lounge *4.5m x 4.6m (14'10" x 15'1")*

Kitchen-Diner *3.6m x 3.6m (11'10" x 11'10")*

Bedroom 1 *5.05m x 3.4m (16'7" x 11'2")*

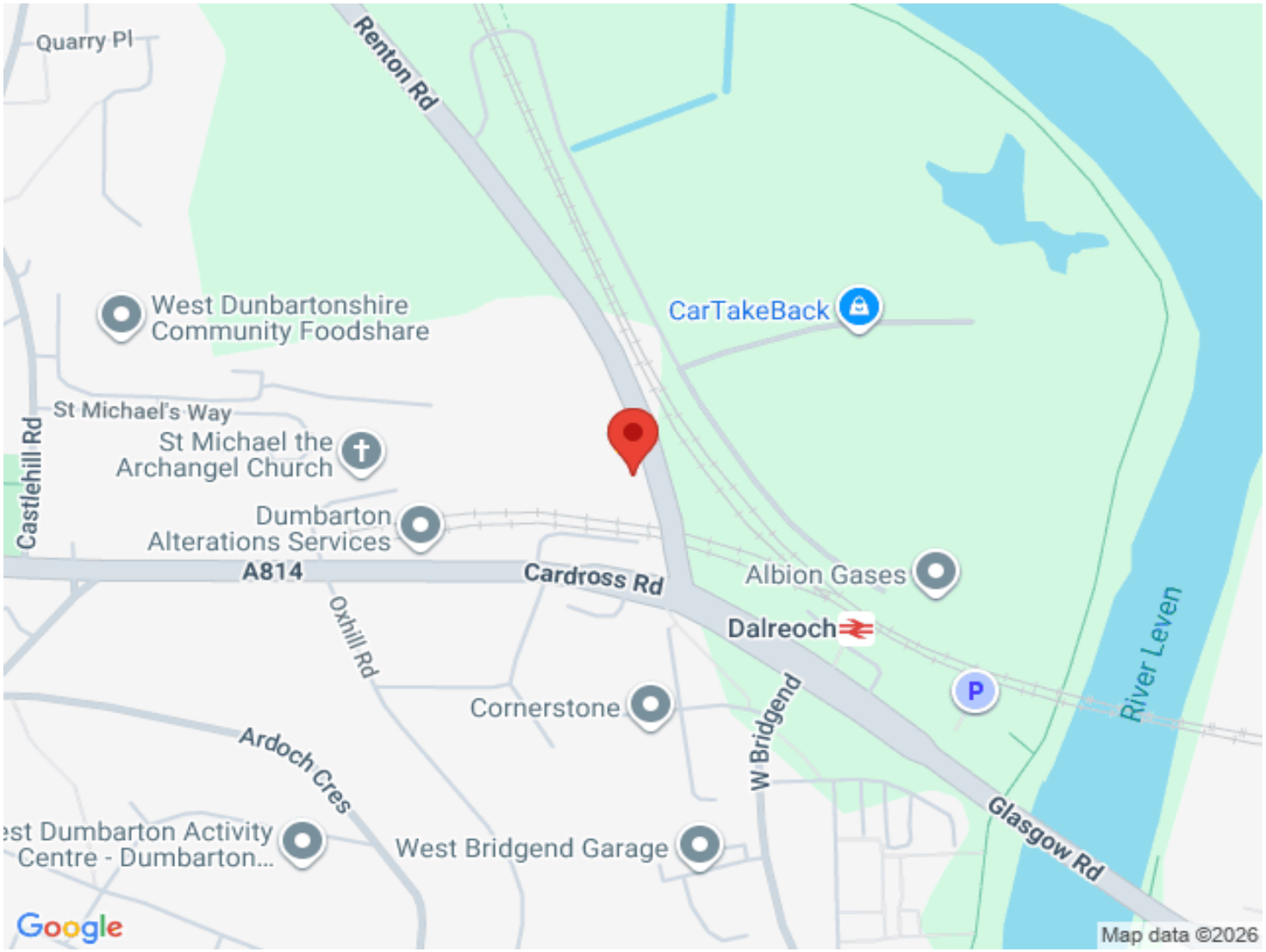
En-Suite *1.85m x 1.6m (6'1" x 5'2")*

Bedroom 2 *5.05m x 3.1m (16'7" x 10'2")*

Utility Room *1.2m x 1.2m (3'11" x 3'11")*

Bathroom *1.95m x 3.1m (6'5" x 10'2")*

Relax



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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