Poindfauld Terrace, Dumbarton

2 1 1

Offers Over

£122,500

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Email
all@sbproperty.co.uk

Phone
01389 731730

Website
www.sbproperty.co.uk




Russell Hobbs









Description

Most appealing **MODERN TWO BEDROOM FIRST FLOOR FLAT** occupying a central location and handy for local amenities, Dumbarton Central train station and the Meadow Leisure Centre are all within a few minutes level walk.

Accommodation comprises secure entry door to well kept close leading to into hallway with handy storage cupboard off. Spacious formal lounge with laminate flooring, neutral decor and ceiling cornice. Modern kitchen with white high gloss wall and base mounted units presented over three sides. Stainless steel sink and drainer with mixer tap assembly. Four burner gas hob, electric oven, and extractor hood. Integrated fridge and space for washing machine. Wall mounted Vokera combination boiler operated with room thermostat. Ample space for small table and chairs.

Front facing master bedroom with wall length fitted wardrobe and bi-fold doors, laminate flooring and ceiling cornice. Second rear facing double bedroom also with wall length fitted mirrored wardrobe assembly. Both bedrooms have ample floor area for additional furnishings. Modernised (2026) family bathroom comprising bath, mains operated shower with dual dispenser heads, vanity unit with wash hand basin and close couple W.C inset. Easy clean wet wall finishes and matching black heated towel rail.

Additional benefits include factored building, clean and tidy carpeted close with secure entry and residents parking afforded to the rear. The property would make an ideal first time buy and we strongly recommend early viewing to fully appreciate the high standard of accommodation on offer.

EPC(B81) 2647-1921-1209-5506-1200

Floorplan & Room Sizes



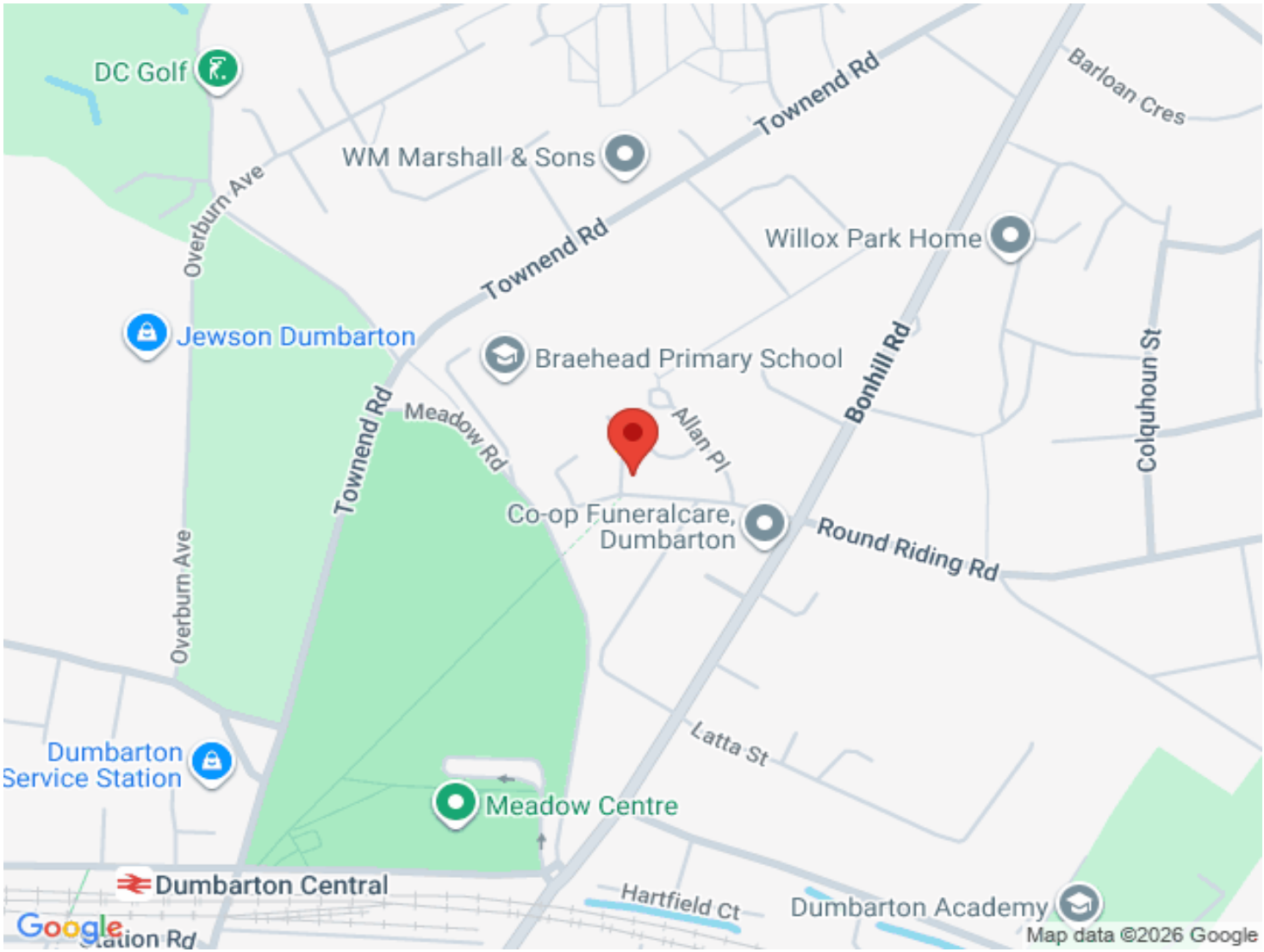
Lounge *4.95m x 3.25m (16'2" x 10'8")*

Kitchen *3.25m x 2.5m (10'8" x 8'2")*

Bedroom One *4.25m x 2.85m (13'11" x 9'5")*

Bedroom Two *3.05m x 2.5m (10'0" x 8'2")*

Bathroom *3.1m x 2m (10'2" x 6'7")*



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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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