

9 White Avenue, Dumbarton, West
Dunbartonshire G82 2JL



Offers over
£123,000

SBXPROPERTY
ESTATE & LETTING AGENTS



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Description

Lovely **TWO BEDROOM GROUND FLOOR FLAT** offered to the market in walk in condition. The property has been upgraded and maintained throughout by the current owner, has great room sizes, storage facilities and low maintenance gardens.

Accommodation: Entrance hallway with handy plumbed cupboard for washing machine. Formal lounge with laminate flooring, focal wall with recess and electric fire inset, ceiling cornice and attractive paper and emulsion decorative finishes. Generous and well-appointed breakfasting kitchen comprising a range of fitted "Light Oak" effect wall and base mounted units with integrated fridge and freezer, dish washer, four ring electric hob, electric oven and extractor hood, sink and drainer with flexi mixer tap. Matching work surfaces and tiled splashbacks, under unit lighting. Space for table and chairs. Matching cabinet housing the combination boiler, recessed ceiling lighting, and tiled effect laminate flooring.

Larger front facing double bedroom with wall length wardrobe assembly providing superb hanging and storage space, second rear facing double bedroom also with built in wardrobe assembly, both bedrooms have ample floor area for free standing furniture.

Modern shower room with quadrant shower cubicle and mains operated shower inset, attractive vanity unit with wash hand basin and WC inset, fully tiled walls with laminate flooring.

Conservatory and External: accessed from kitchen via French Doors providing a relaxing room to enjoy whatever the weather and gives access to the rear garden area. The property is decorated throughout with a modern theme, has the benefit of offroad parking for two family size cars, low maintenance front and rear gardens and the inclusion of a large metal shed which has power supplied making this a superb option alike for a first-time buyer or a downsizer.

The Silverton Area in particular White Avenue has the added benefit of a central location and access to adjacent bus stops and the A82 which is the main arterial route North to the Highlands and South to Glasgow-Edinburgh. We highly recommend early viewing to avoid disappointment.

EPC: C69: 0130-2753-5020-2526-5111

THE HOME REPORT CAN BE ACCESSED FROM OUR OWN WEBSITE OR RIGHTMOVE

Floorplan & Room Sizes



Lounge 3.85m x 4.45m (12'7" x 14'7")

Kitchen 3.6m x 3.1m (11'10" x 10'2")

Bedroom 1 2.85m x 3.85m (9'5" x 12'7")

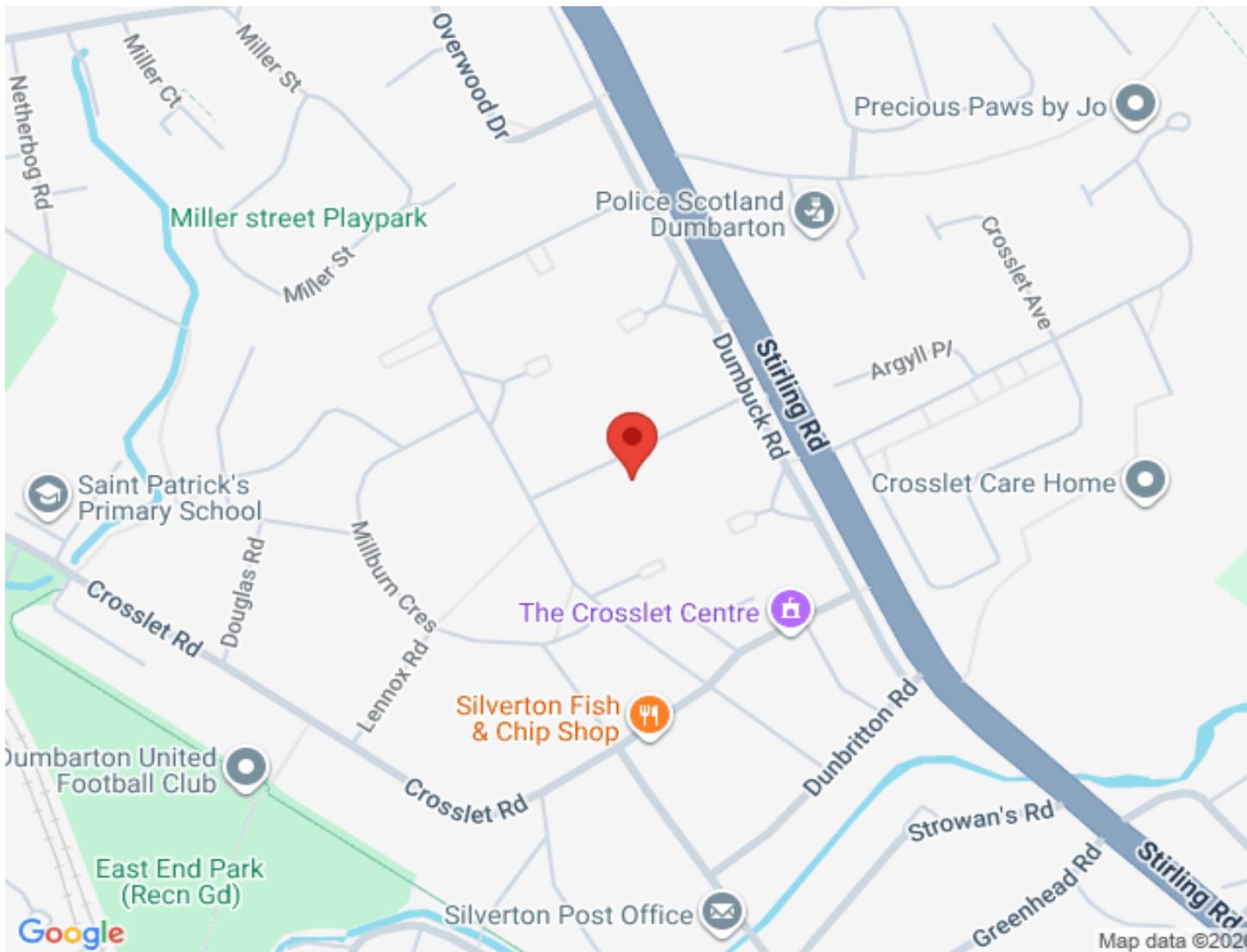
Bedroom 2 2.85m x 2.75m (9'5" x 9'0")

Shower Room 2.25m x 1.7m (7'5" x 5'7")

Conservatory 3.1m x 2.85m (10'2" x 9'5")







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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