



CLYDEBANK
Estate & Letting Agents

www.rightmove.co.uk www.zoopla.co.uk
www.clydebankestateagents.net

48 Kilbowie Road
Clydebank
G81 1TH
TEL: 0141 952 9988
FAX: 0141 952 2622

Email: cestateagents@btconnect.com



**3 3.1 Station Road
Dumbarton
G82 1RY**

Offers over £69,995

REFERENCE
2707

PRICE
Offers over £69,995

SELLER
Clients of Clydebank Estate & Letting Agents

PROPERTY ADDRESS
3 3.1 Station Road, Dumbarton, G82 1RY

Property Misdescriptions Act: Please note that these particulars are prepared by us on the basis of information provided to us by our client. We have not tested the electrics, Fixtures, fittings or other appliances that may be within the property, including the Central Heating. Prospective purchasers can make their own enquiry.

VIEWING
By appointment only: Please contact our office at: 48 Kilbowie Road, Clydebank on 0141 952 9988.

YOUR NEXT MOVE

MORTGAGES
If you require mortgage advice please contact our office and a member of staff can assist you further with this.

SOLICITORS
We can provide preferential solicitor fees through our relationship with local solicitors.

MARKET APPRAISALS
To enable you to ascertain your own purchasing power we offer a FREE valuation service. Please contact 0141 952 9988

MONEY LAUNDERING
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

OFFERS
All offers and intimations of interest to:-
Tel: 0141 952 9988 Fax: 0141 952 2622

Immaculate Refurbished Two Bedroom Upper Flat situated in a central location for all amenities. The well proportioned accommodation comprises reception hall, bay windowed lounge open plan to a newly fitted kitchen with ceramic hob, oven & extractor canopy, two double bedrooms, attractive newly fitted bathroom with mixer shower and glass screen. gas central heating with combination boiler, double glazed windows, all new floor coverings, communal gardens, security entry. Outstanding flat which must be viewed to be appreciated.



Entrance

2.60 x 2.25

The property is located on the top floor via a communal staircase. Enter property into reception hallway leading to Lounge, Bedrooms, Bathroom and Storage Cupboard.

Lounge

4.58 x 3.57

Spacious Lounge, neutrally decorated with carpeted flooring. The lounge offers a bright bay window and open plan kitchen area.

Kitchen

Newly fitted kitchen with high gloss floor and wall

Newly fitted kitchen with high gloss floor and wall mounted units, fitted worktop and integrated electric oven and hob. The kitchen is further complimented with tiled splash back and spot lights.

Master Bedroom

3.61 x 3.57

Double Bedroom, quietly located to the rear of the property, neutrally decorated with carpeted flooring.

Bedroom Two

3.95 x 2.78

Double Bedroom with built in shelves and positioned to the front of the property.
3.95 x 2.78

Bathroom

1.71 x 1.66

Partially tiled bathroom with white three piece suite including under sink storage and wall mounted shower over bath with shower screen.

Further Information

This property is further enhanced with Gas Central Heating, Double Glazing, Secure Door Entry System, Well Maintained Communal Building and Shared Rear Gardens.

Location

Station Road is Centrally located within Dumbarton, West Dunbartonshire. It is within walking distance to Dumbarton Town Centre where you will find various high street stores including Asda, Morrisons and Marks and Spencer. Station Road, Dumbarton is within a short journey to Helensburgh, Loch Lomond, Glasgow Airport and Glasgow City Centre. Local rail stations provide direct links to Glasgow City Centre, Edinburgh, Balloch and Helensburgh. This property is ideally located close to Dumbarton Golf Club, Levensgrove Park, Meadow Sports Centre and within walking distance to local Primary and Secondary Schools.

