G/R 40 Dumbarton Road **Bowling**

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Viewing:
by appointment with
Caledonia Property

0333 241 3333

EPC: Band ?

Ref No: DM1321

One bedroom flat located within the heart of the village of Bowling. Fantastic opportunity to purchase investment property or as a first time buy or downsizing property. The property is within walking distance to the railway station and local amenities including shop, bar and bus link.

The property has the added advantage of private front and rear gardens accessed from communal close.

The accommodation consists reception hall, spacious lounge, sizable kitchen with back door giving direct access out to private rear garden, bathroom comprising low flush wc, pedestal wash hand basin and bath and double sized bedroom.

The property is double glazed whilst warmth is provided by gas central heating.

The garden is laid principally to lawn with planting and shrubbery areas with timber garden shed.

The property requires modernisation but offers fantastic investment opportunity.

Scotland's quality online estate agent with a High Street presence.

Your local High Street office: 130 High Street, Dumbarton G82 1PQ **T.**0333 241 3333 **E.**dumbarton@caledoniaproperty.co.uk

Please Note - Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. No services, equipment or central heating have been tested and no warranty is given or implied that these are in working order or that they are connected to a supply. Buyers are advised to see their own verification in this regard.