



## OLD KILPATRICK

FLAT 2/2, 191 DUMBARTON ROAD

**Flat 2/2, 191 Dumbarton Road**

**Old Kilpatrick G60 5JW**

Having been extensively upgraded by the current vendor and completed to a high standard in recent months, this well presented second-floor flat occupies the top floor position within a well maintained, red sandstone tenement building.

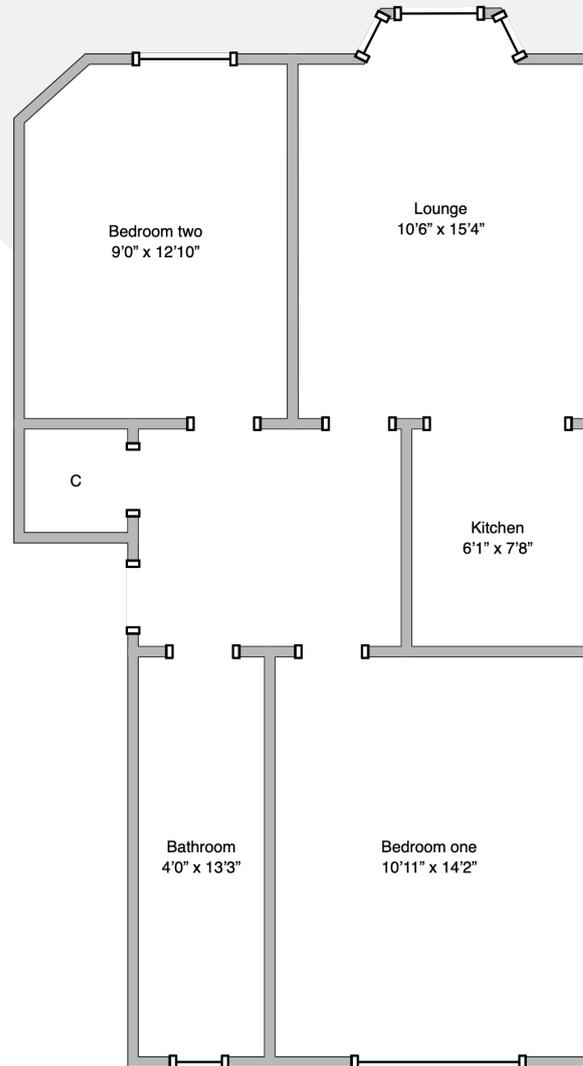
With fabulous hillside aspects from front facing apartments, the accommodation is well laid out, light and bright and offers well-proportioned apartments comprising entrance hall with fitted carpet, overhead down lighters, deep walk-in storage cupboard housing the meters. The well-appointed bay windowed lounge has three angled, double glazed windows to the front with hillside aspects, neutral decoration, fitted carpet, central heating radiator, overhead down lighters and access into the internal kitchen area. This well fitted kitchen area has been created through the conversion of the original bed recesses and has ample floor and wall mounted units offering good storage accommodation with wet wall splash back paneling, inset electric hob with oven below and overhead extractor hood, laminate flooring, overhead PVC clad ceiling with insect down lighters, plumbing for automatic washing machine and space for freestanding fridge freezer.

Two double bedrooms are provided with the master boasting in-built storage cupboard housing the combi boiler for the central heating system. Viewing is imperative of the refitted bathroom which has wet wall panelling all round complementing the PVC clad ceiling with down lighters, three-piece white suite comprising low-level WC, wash hand basin and panelled bath with mixer shower attachment, rear facing double glazed window and chrome heated towel rail. Further features include gas fired central heating, PVC double glazing, enclosed lawned landscaped garden grounds can be found at the rear where the bin stores are located.

Early viewing is strongly recommended as property within this particular local are currently selling well and, indeed the walk-in presentation to be found within THIS property is sure to appeal and must be viewed to be appreciated. The village of Old Kilpatrick enjoys a fantastic setting on the edge of the River Clyde with popular walks along the Forth and Clyde Canal. It offers a variety of local amenities including shops and bars and is very well connected to Glasgow via regular rail and bus links. Further excellent shopping facilities can be easily accessed in nearby Dumbarton and Clydebank. Main road connections are the A82 which puts Loch Lomond and the West of Scotland within easy reach. Erskine Bridge is only moments away. The popular Gavinburn Primary School is located within Old Kilpatrick.

**EPC: Band D**    **Property Ref: C1461**





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