



## 17 Clydesshore Road, Dumbarton, G82 4AF

Offers over £159,995



\*\*CLOSING DATE SET FOR WEDNESDAY 5/2 AT 2.00PM\*\* Charming TWO bedroom first floor flat, situated within a highly sought after address in Dumbarton adjacent to the splendid Levengrove Park. Located within walking distance of a host of amenities and transport links, this property is not expected to be available for long! With HDVR Property Tour available, please contact Elevate Property Services for more information.



## Property Information

Welcome to Flat 1/1, 17 Clydeshore Road, this TWO bedroom flat with fantastic potential is situated on the first floor of this traditional sandstone building which houses only four properties.

To the front and surrounding areas, ample on street parking is available. Communal gardens with a drying green, storage facilities and sitting area are available to the rear. Double storm doors provide access to the communal area which has been charmingly decorated and maintained by the current residents.

This property with large windows and impressive ceiling heights throughout has been neutrally decorated whilst retaining many traditional features, creating the perfect blank canvas for the potential purchaser. Upon entering, you are welcomed into the bright and airy reception hallway which leads to all rooms within this property. The generously proportioned lounge boasts large bay windows filling this room with an abundance of natural light. The fitted kitchen hosts an array of wall and floor mounted units and ample space for dining. A separate utility area is conveniently positioned to the rear of the kitchen space. Two well-proportioned bedrooms and excellent storage facilities are also available. Completing this property, is a galley style wet-room, comprising of shower, wash hand basin and W.C.

Ideally situated at the entrance to the quiet conservation area of Kirktonhill and adjacent to the popular Levingrove Park, this property is sure to appeal to a variety of purchasers. A host of amenities and transport links are readily available to local areas or further afield to Loch Lomond, Glasgow Airport, Glasgow City Centre etc. Sought after schooling options are located nearby, making this area a popular choice for families too.

We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

Any areas, measurements or distances quoted are approximate and floor plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

## Room Dimensions

Lounge - 5.36m x 4.26m

Dining Kitchen - 5.51m x 2.75m

Bedroom One - 4.21m x 3.76m

Bedroom Two - 5.08m x 2.40m

Bathroom - 3.79m x 1.45m

Utility - 2.15m x 1.14m

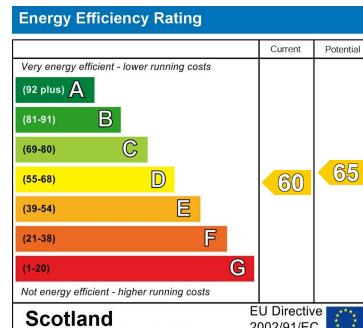
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.