



95 Dumbarton Road, G60 5LN

Offers over £92,500



CLOSING DATE FOR FINAL OFFERS - MONDAY 11/8 AT 12.00PM Elevate Property Services are delighted to present this splendid TWO bedroom second (Top) floor flat to market. This property is located within the highly sought after Old Kilpatrick area and is within walking distance of a host of amenities and transport links.



Property Information

Welcome to Flat 2/2, 95 Dumbarton Road, this property is sure to appeal to a variety of purchasers and is not expected to be available for long.

To the front of the property, ample on street parking is available. Entrance into the building is via a secure door entry system leading into the well-maintained communal area. The south facing garden to the rear of the property benefits from a communal drying green and space to relax and enjoy some nice weather.

Upon entering, you are welcomed into the reception hallway which leads all rooms within this delightful property. The open-plan lounge and kitchen is bright and airy with a large window flooding this room with an abundance of natural light. The kitchen benefits from an array of gloss wall and base mounted units paired with wood effect worktops and excellent breakfast bar. Integrated appliances include an oven, hob and extractor fan and space is available for a freestanding washing machine and dishwasher. Both bedrooms are well proportioned and benefit from large windows, creating a bright and relaxing spaces. A modern shower room completes this property, comprising of a shower cubicle with rainfall shower, wash hand basin and W.C. Within the spacious hallway, a large cupboard is available providing additional storage. The apartment also benefits from gas central heating and double glazing throughout, providing all rooms with a lovely warmth all year round.

Ideally situated within the popular Old Kilpatrick area and within walking distance of sought after Early Learning and Childcare Centres and Primary Schools. Secondary schools are a short journey by car or bus. The village of Old Kilpatrick enjoys a fantastic setting on the edge of the River Clyde. The area offers a variety of shops, restaurants, bars and amenities making this a perfect base for purchasers.

We would highly recommend an early viewing as have no doubt this property will be extremely popular. 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 floorplans 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 - 4.26m x 3.42m

Kitchen - 3.20m x 1.91m

Bedroom One - 5.00m x 3.42m

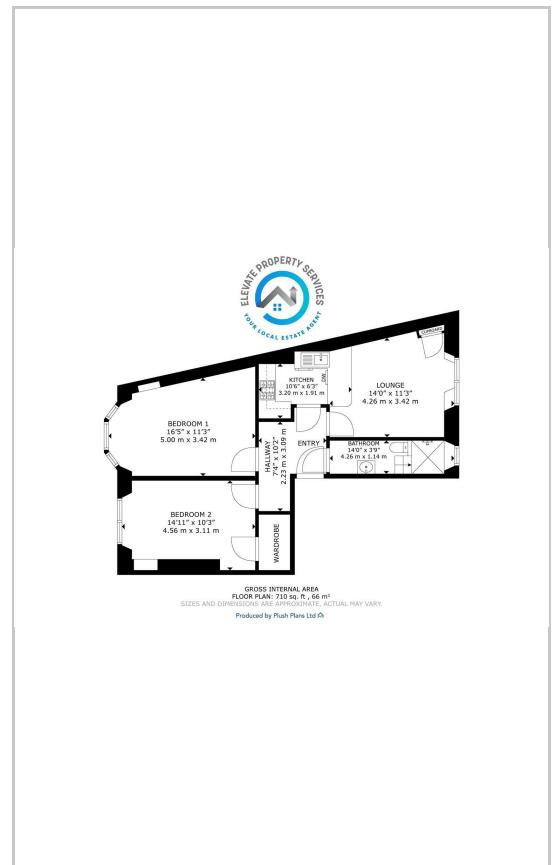
Bedroom Two - 4.56m x 3.11m

Bathroom - 4.26m x 1.14m

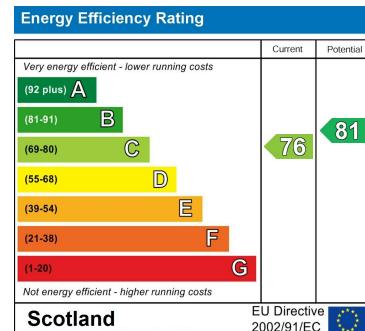
Area Map



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.