

9 Dumbarton Road, Bowling, G60 5AG

Offers over £104,995

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Elevate Property Services are delighted to present this charming two-bedroom first-floor flat, located within a traditional red sandstone tenement building to market. Situated within the popular area of Bowling, this well-presented home offers comfortable accommodation and is sure to appeal to first-time buyers, downsizers and investors alike. Early viewing is highly recommended for all interested parties!







Further Information

Externally, the property benefits from ample on-street parking to the front, while to the rear there is access to a well-maintained communal garden and drying green. Entry to the building is via a secure door entry system, leading into the well-kept communal close, with the property conveniently situated on the first floor. On entering, you are welcomed into a reception hallway which provides access to the principal accommodation.

The bright and inviting lounge features a beautiful bay window, allowing plenty of natural light to fill the room while offering a pleasant outlook. The layout provides a comfortable setting for both everyday living and relaxing. A beneficial recess area to the rear of the lounge is suitable for dining, home office space etc. The fitted kitchen comprises a range of wall and base units, offering useful storage and worktop space, alongside room for freestanding appliances.

The property offers two comfortable double bedrooms, one of which benefits from additional storage. Both rooms provide versatile accommodation to suit a variety of needs. Completing the accommodation is a galley-style bathroom comprising of a shower over bath, wash-hand basin and W.C.

Further features include double glazing and gas central heating with a new Viessmann gas condensing combi boiler installed in June this year with the balance of a 5 year warranty.

Ideally situated within a short distance of schooling and Early Learning and Childcare Centres, the village of Bowling enjoys a fantastic setting on the edge of the River Clyde. It offers a variety of local amenities including shops and bars and is 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 in easy reach.

We would highly recommend an early viewing as have no doubt this property will be very 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.

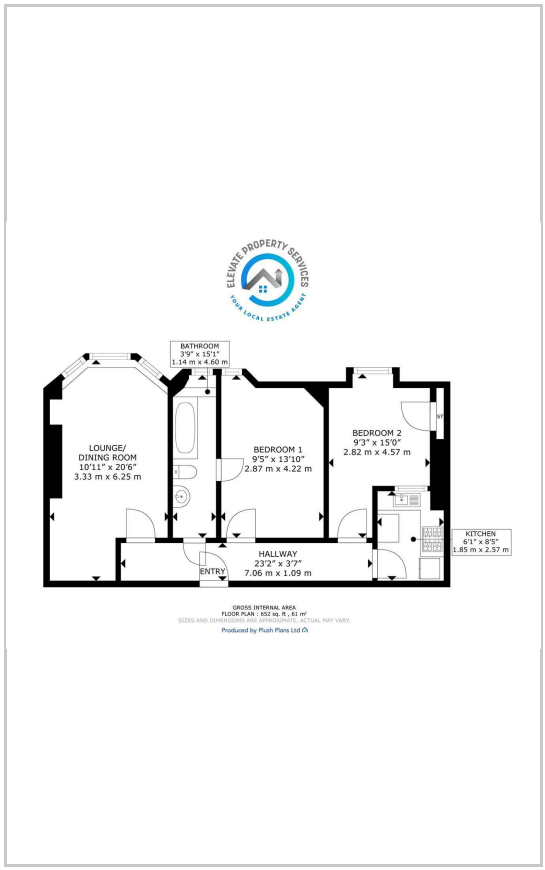
Any areas, measurements or distances quoted are approximate and floorplans are only for illustration purposes and are not to scale. Thank you.

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

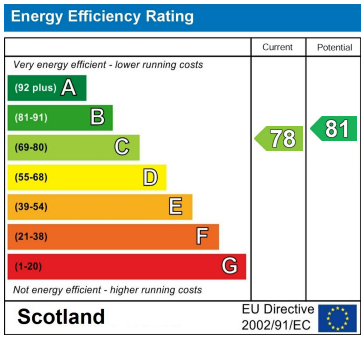
Area Map



Floor Plans



Energy Efficiency Graph



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