

Dumbarton is a small historic town that sits beside the junction of the River Leven and River Clyde, 15 miles downstream from Glasgow city centre. The town and surrounding area became a Royal Burgh in 1222. For 600 years, much of the history of the town is reflected in the history of Dumbarton Castle. Famous for shipbuilding and marine engineering in the latter part of the last century. In recent years Dumbarton has seen many changes with extensive improvements to roads and facilities. It is now the administrative centre for West Dunbartonshire. Dumbarton offers all the facilities of a small town.

McEwan Fraser Legal are delighted to offer for sale this two bedroom, semi-detached house, situated within the popular location of Castlehill Road' in Dumbarton. This property would be a super acquisition for either a first time or investment buyer, given its superb spot, offering great commuting links as well as being within a short stroll to all local amenities.

On entering the home through the entrance hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living. The room dimensions are generous, and the accommodation has been arranged to offer flexibility and a high level of individuality and will comfortably provide for a growing family.

In more detail, the property consists of a welcoming entrance hallway with ample storage. The immediately impressive lounge with feature

fireplace and double glazed dual aspect windows which floods the room with natural light. This room also offers sufficient space for a medium sized dining room table and chairs.

The modern kitchen certainly has been finished to a high standard to include a good range of floor and wall mounted units with matching worktop, which provides a fashionable and efficient work-space. It further benefits from an integrated oven, hob and extractor hood, making this the ideal kitchen for an aspiring chef. The rear garden can also be accessed from this area.

On the upper level of this family home, there are two well-proportioned double bedrooms, both of which benefit from cupboards and ample space for free-standing furniture. The family bathroom which comprises of a white two-piece vanity suite with separate double shower cubicle completes this impressive property internally.

Externally the property benefits from secure off street parking to the front in form of monobloc drive sufficient to house several cars and the rear garden grounds are both child-secure and low maintenance in form of a decked section and raised patio area ideal for those BBQ's in the summer months.

This family home also includes both double glazing and gas central heating supplying the radiators, for additional warmth and comfort throughout the property.

SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

Lounge	6.60m (21'8") x 3.80m (12'6")
Kitchen	3.20m (10'6") x 3.10m (10'2")
Master Bedroom	4.70m (15'5") x 3.00m (9'10")
Bedroom 2	3.80m (12'6") x 3.00m (9'10")
Shower Room	2.50m (8'2") x 1.50m (4'11")

Gross internal floor area (m²)

76m²

EPC Rating

E

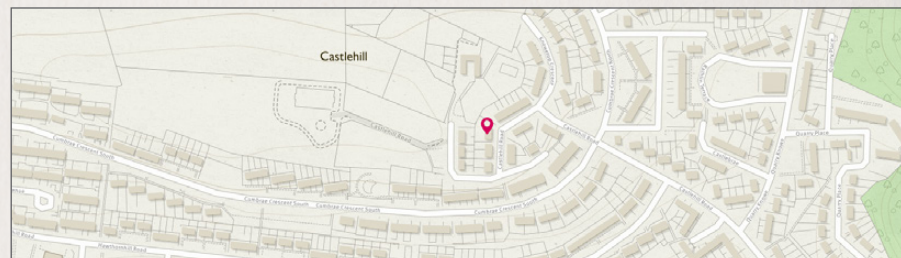
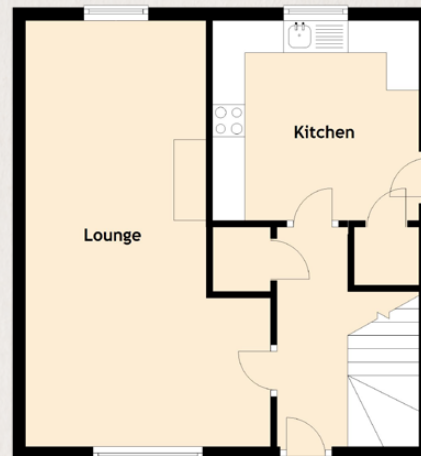


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