




McEwan Fraser Legal

Solicitors & Estate Agents

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RENTON, WEST DUNBARTONSHIRE, G82 4QF



LOCH LOMOND

THE LOCATION

The property lies conveniently for both Dumbarton and Alexandria town centres where you can find a whole host of local and high street names as well as excellent entertainment and recreational facilities. It also lies within easy commute of Clydebank and Glasgow by train. Erskine and Stirling can be easily reached by car. Public transport and rail links are also within easy commuting distance as is primary and secondary schooling.

THE PROPERTY

McEwan Fraser Legal are delighted to bring to the open market this two bedroom terraced family home. The property is in need of modernisation and would suit a buy to let investor or first-time buyer.

In more detail, the property consists of hallway, lounge with storage cupboard. The dining area allows for more formal entertaining, patio doors lead onto the back garden. The kitchen comes with floor to ceiling units, space for cooker, fridge freezer and washing machine. On the upper level, access to the attic can be found. There are two good sized bedrooms with built-in storage. The bathroom completes

the property internally with shower over bath, wash hand basin and WC.

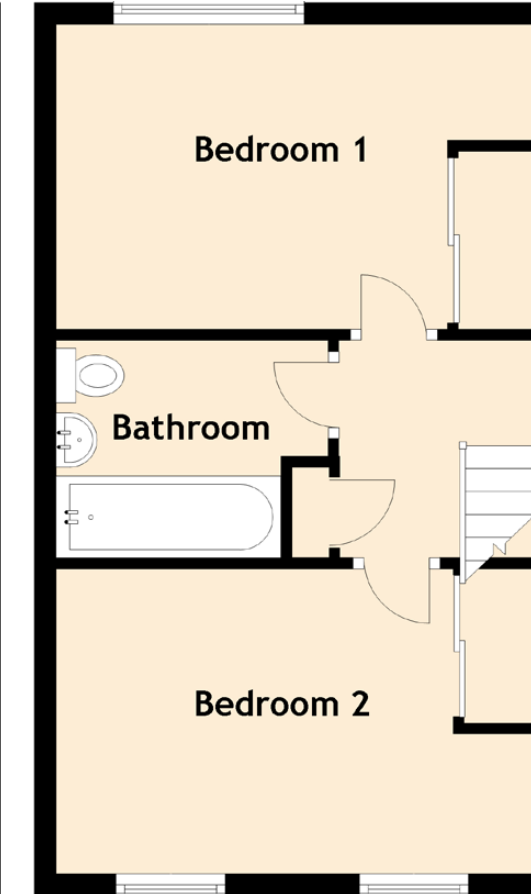
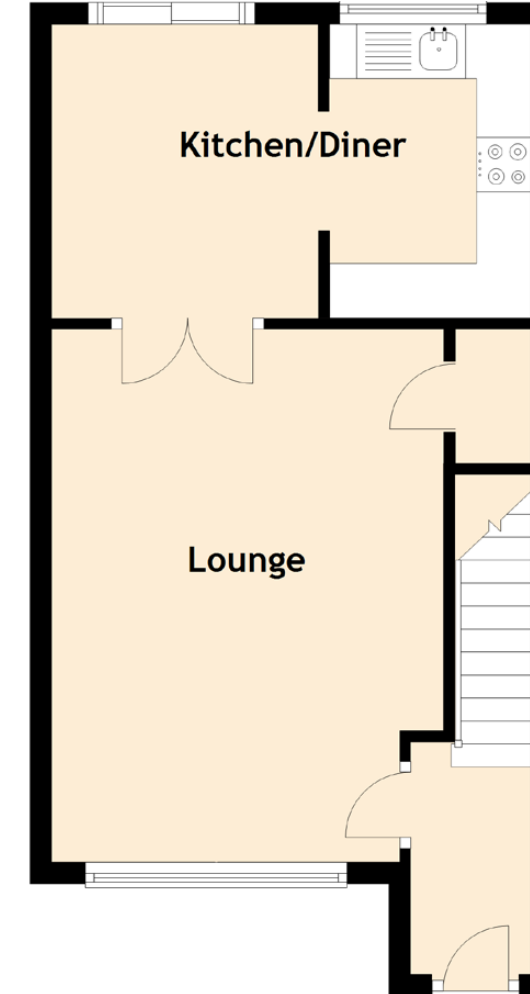
Externally the front garden is laid to lawn, the back garden is a mixture of decking and stone chips. The property also benefits from gas central heating and double-glazed windows.

DISCLAIMER: This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or another system within the property. The property is sold as seen. Early viewing is highly recommended.





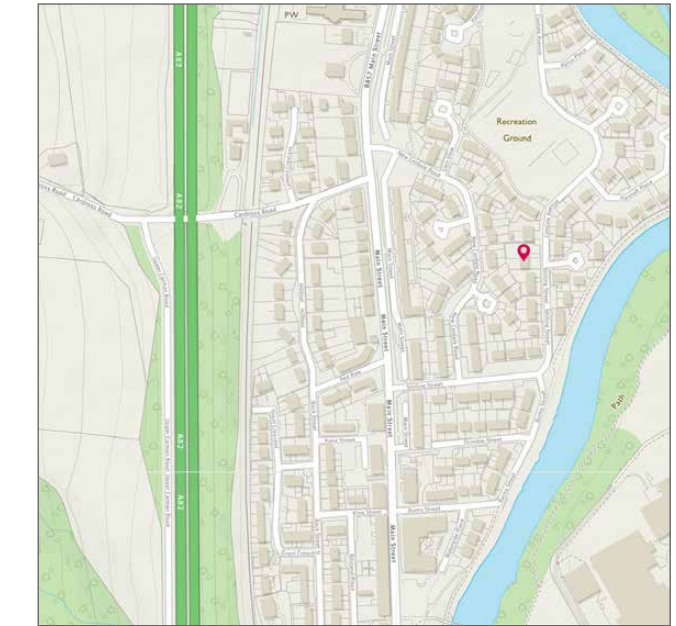
SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Lounge	4.90m (16'1") x 3.60m (11'10")
Kitchen/Diner	4.40m (14'5") x 2.70m (8'10")
Bedroom 1	4.40m (14'5") x 2.80m (9'2")
Bedroom 2	4.40m (14'5") x 2.80m (9'2")
Bathroom	2.50m (8'2") x 2.00m (6'7")

Gross internal floor area (m²): 69m²
EPC Rating: C






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**Part
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