



1/1, 183 Dumbarton Road, Old Kilpatrick
Offers Over £82,000

1 BED FLAT



 **McHugh**
Estate Agents



Features

Largest Style 1 Bedroom Flat

Renovation completed October 2023

Fabulous Dining Kitchen

New 4 Piece Bathroom

Study/ Home Office

New internal doors, flooring and decor

Freshly painted communal hall & stairs

Attractive residents' garden

10 min walk to train station

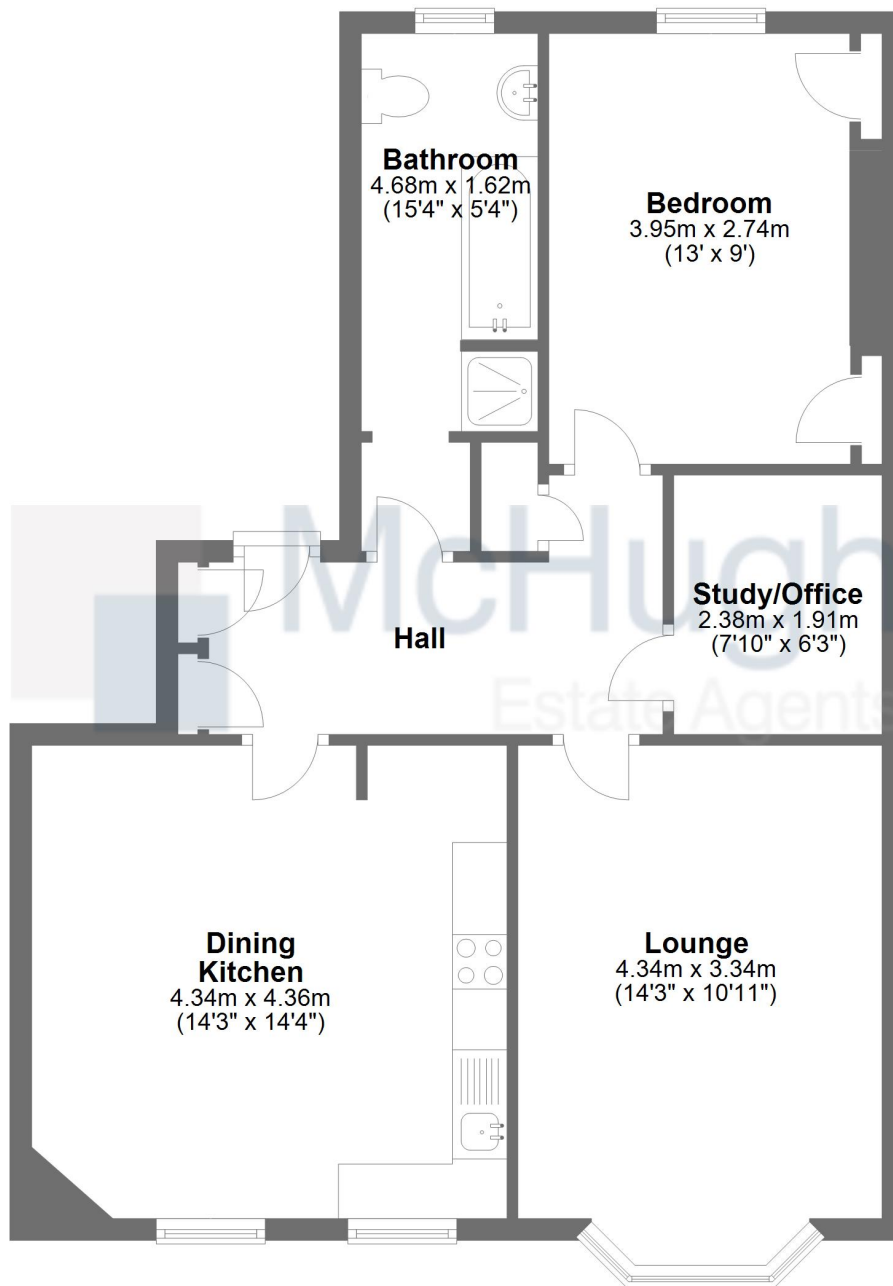
Double Glazing and Gas Central Heating

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Floor Plan



This floorplan has been created for guidance purposes only.
Plan produced using PlanUp.

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Exceptionally rare to the open market, this largest style one bedroom flat provides quite uniquely proportioned accommodation which has just undergone a comprehensive modernisation programme.

Features include a brand new dining kitchen and 4 piece bathroom, full new decoration including new internal doors and flooring and an immaculate communal hall which has recently been re-painted.

Accommodation

The secure entrance system accesses the impressive communal hall where the entrance to the flat is one of two properties on the first floor. Inside the flat, the spacious hallway provides access to all rooms. The lounge has a bay window to the front and space for a range of furniture. The fabulous dining kitchen could comfortably accommodate a large dining table and/or a couch for a living/dining/kitchen configuration if required. To the rear of the flat, the spacious double bedroom has outlooks over the courtyard gardens and benefits from two inbuilt cupboards. The unusually spacious 4 piece bathroom has a new white suite, a single shower enclosure and an electric shower unit.

Heating and Glazing

The property is fully double glazed and has a gas central heating system (combi boiler).

Gardens

At the rear of the property there is a well maintained communal lawned garden.

Location

183 Dumbarton Road is located between Gavinburn Street and Gavinburn Place, just around the corner from the Forth and Clyde Canal which is very popular for canal walks and cycle routes. The highly regarded Gavinburn Primary School is only 5 minutes walk as are local shops, cafe and bars. Kilpatrick train station is approximately 15 minutes walk.

Sat Nav ref - G60 5JW

Dimensions

Lounge

4.34m x 3.34m

Dining Kitchen

4.34m x 4.36m

Bedroom

3.95m x 2.74m

Study/Home Office

2.38m x 1.91m

Bathroom

4.68m x 1.62m



Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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