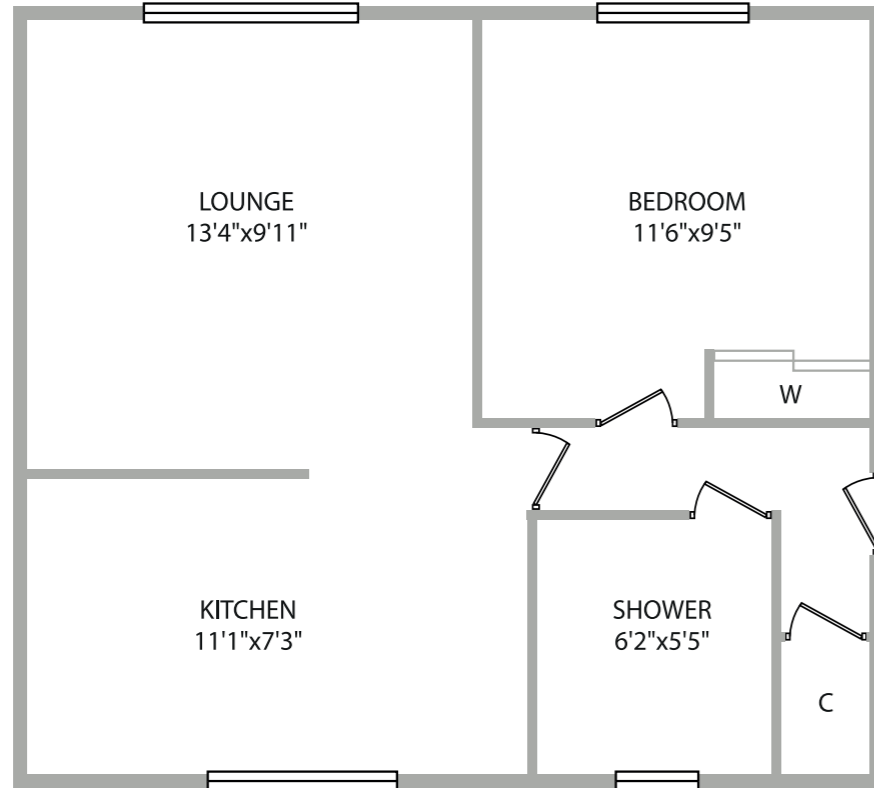




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Argyll Avenue **Dumbarton G82 3NS**



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Please Note - Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute and offer to sell. All area and room measurements are approximate only. No services, equipment or central heating have been tested and no warranty is given or implied that these are in working order or that they are connected to supply. Buyers are advised to see their own verification in this regard.



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**Argyll Avenue
Dumbarton G82 3NS**

Viewing:
by appointment with
Caledonia Property

0333 241 3333

**EPC: Band D
Ref No: DN1433**

A delightful one bedroom lower flat within sought after popular address.

The property has shared garden grounds to the rear with drying area.

Located ground floor right position the accommodation consists reception hall with storage cupboard, lounge open plan to modern kitchen with generous floor standing and wall mounted units, space and plumbing for appliances, shower room comprising low flush wc, vanity wash hand basin and shower cubicle and master bedroom with in-built hanging and storage.

The property is decorated in modern neutral shades complemented by carpeting and vinyl flooring. Warmth is provided by gas central heating with double glazed windows.

