



- Home Report £80,000
- Newly Fitted Gas Boiler
- Loft Storage
- Rear Gardens

## 32 Millburn Crescent, Dumbarton, G82 2NA

Home Report Value £80,000

EVE Property bring to the market an upper cottage apartment with bright park views and located in the popular residential area of Silverton. Offering excellent value for money with two well-proportioned bedrooms, recently fitted gas central heating and rear gardens.

Offers Over £69,500



## Property Description

EVE Property bring to the market an upper cottage apartment with bright park views and located in the popular residential area of Silverton. Offering excellent value for money with two well-proportioned bedrooms, recently fitted gas central heating and rear gardens.

Internally the property comprises bright spacious lounge with feature bay window and park views, master bedroom with generous storage cupboard and built in wardrobes with mirrored sliding doors, double second bedroom is accessible via the lounge and offers an additional storage cupboard, kitchen with wall and base units with fitted worktop and shower room, fully tiled with two piece suite, double shower tray and cubicle and electric wall mounted shower.

Additionally the property benefits from gas central heating, double glazing, loft storage and rear gardens.

Millburn Crescent is located within the Silverton area of Dumbarton. It is within a short distance to St. James Retail Park offering a choice of supermarkets and shopping outlets. Local Primary and Secondary Schools are within walking distance. Dumbarton East Train Station is a short walk offering transport links to Glasgow City Centre, Balloch and Helensburgh. Road links via A82 offer access to M8, Erskine Bridge and Clyde Tunnel.





**LOUNGE**  
15' 7" x 13' 0" (4.75m x 3.98m)  
**KITCHEN**  
11' 6" x 7' 0" (3.52m x 2.15m)  
**MASTER BEDROOM**  
13' 0" x 10' 4" (3.97m x 3.16m)  
**BEDROOM TWO**  
12' 2" x 9' 0" (3.71m x 2.75m)  
**SHOWER ROOM**  
6' 1" x 5' 1" (1.86m x 1.56m)



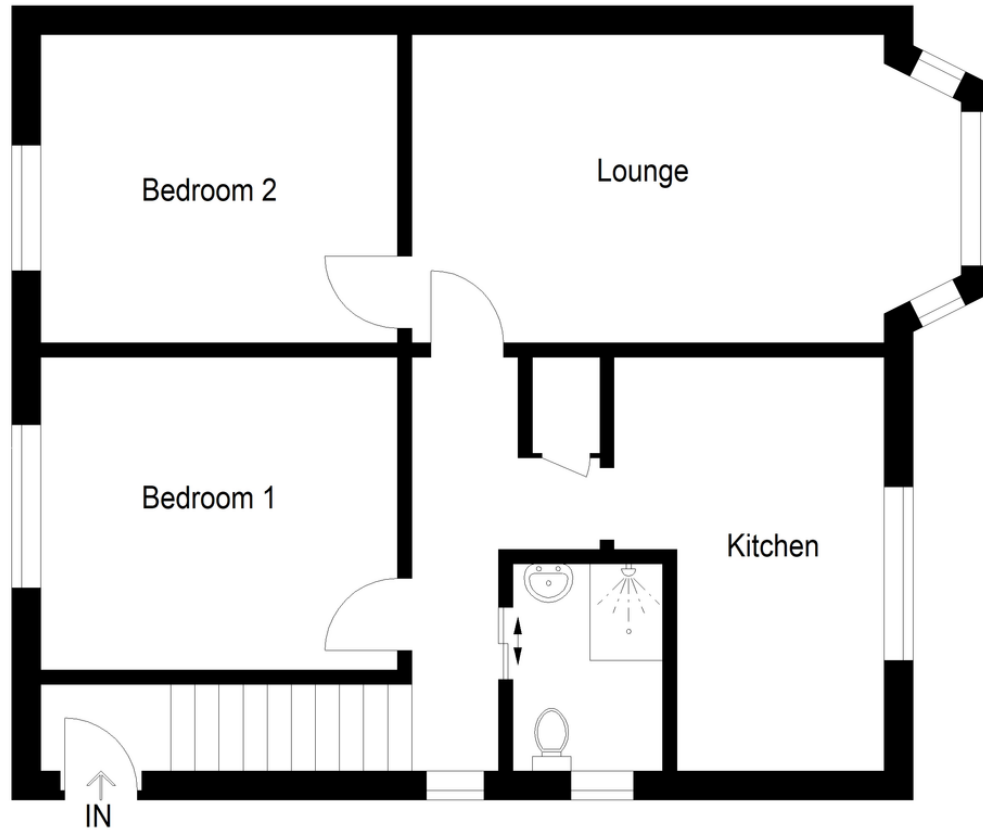
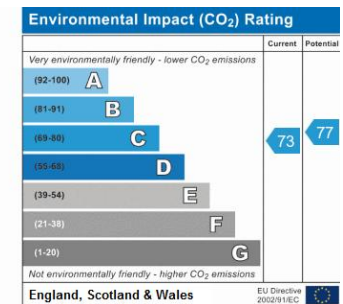
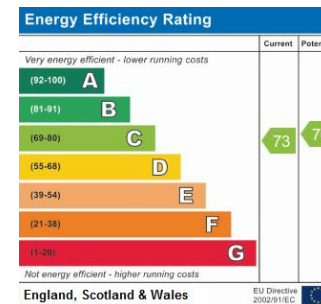


Illustration For Identification Purposes Only. Not To Scale (ID528368 / Ref:69381)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.