

119 Tontine Park

RENTON, DUMBARTON, G82 4LL



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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*This charming property is set within a quiet pocket
of Renton and has been well-maintained*



McEwan Fraser Legal are delighted to present to the market this charming one-bedroom upper cottage flat which has been well cared for.

THE LOUNGE



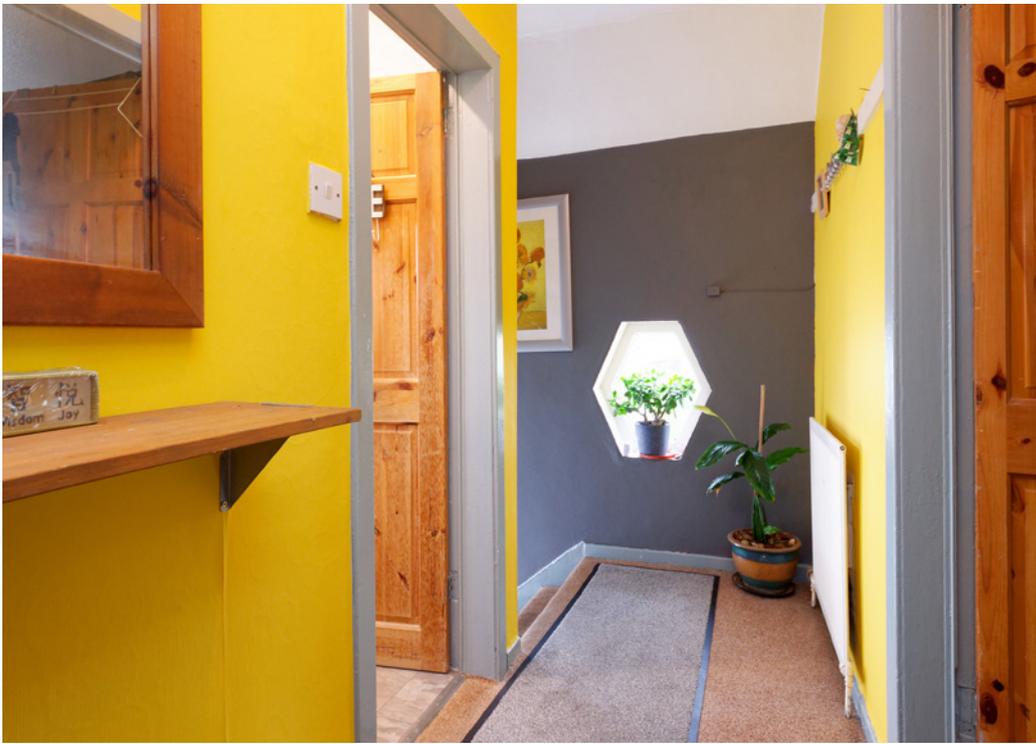
Upon the summit of the internal staircase, we find ourselves in the hallway from which all apartments can be accessed. The spacious lounge is tastefully decorated and benefits from a new feature fireplace and a generous storage cupboard.

THE KITCHEN



The kitchen features tiled flooring and splashback with modern black worksurface over ample beech floor and wall-mounted units with a larder cupboard and room for a free-standing fridge-freezer, dishwasher and washing machine.





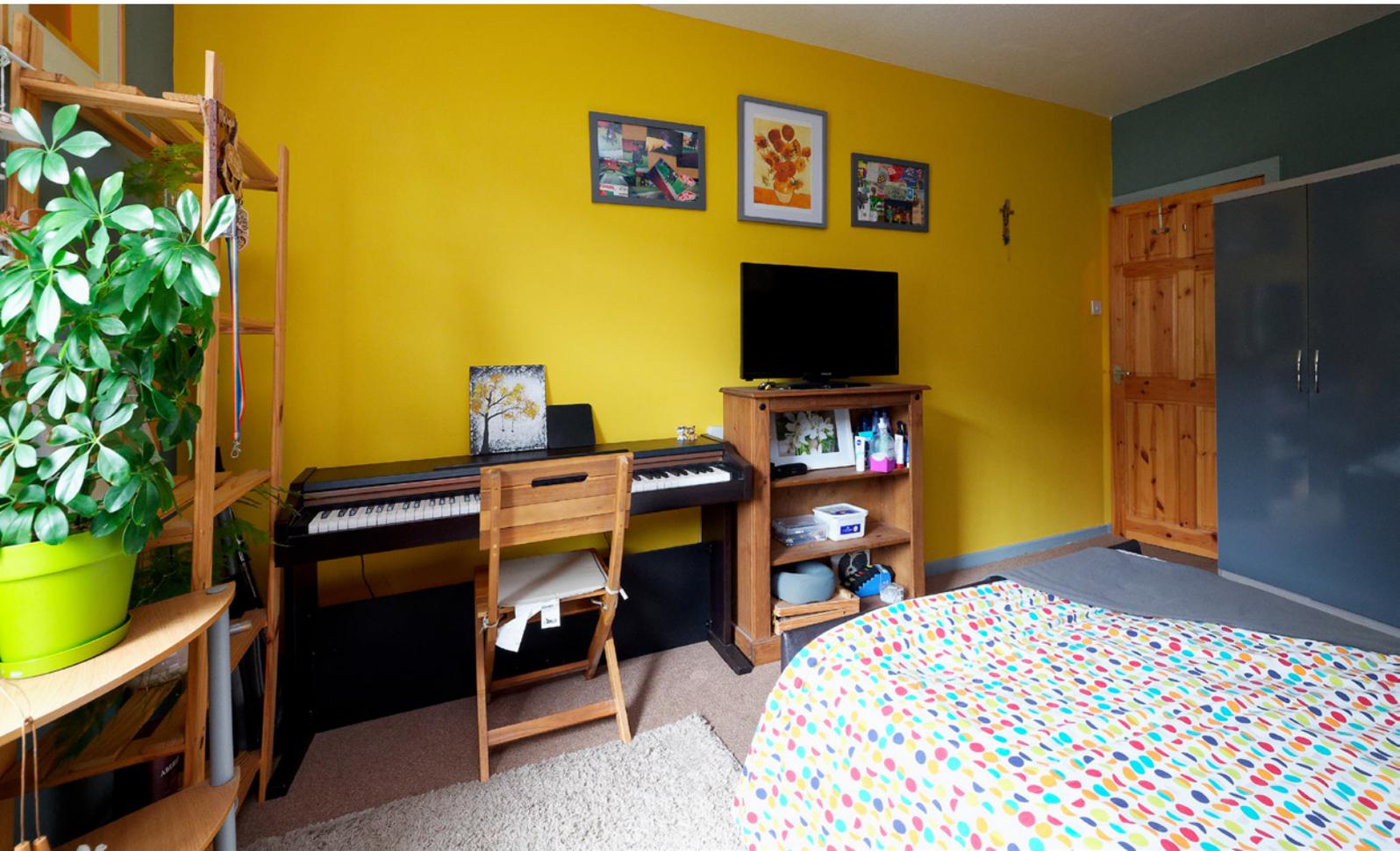
The recently upgraded bathroom boasts vinyl tiled flooring, a very modern white suite with a shower over the bath and a very large storage cupboard over the staircase.

The bedroom is a very spacious double and as with the rest of the property has been very tastefully decorated. There is ample room for free-standing furniture. The attic space is insulated and partially floored and offers potential development into this roof space.

THE BATHROOM



THE BEDROOM



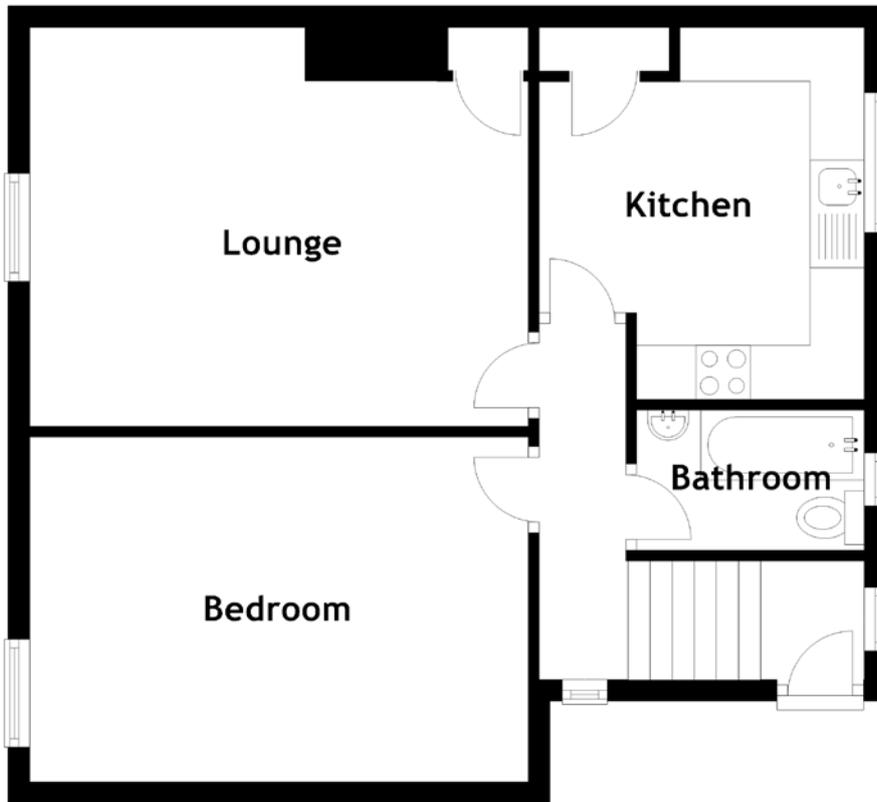
With a gated private driveway for off-street parking to the front as well as lawn and mature shrubs, the appeal is evident from the kerb side. The side garden has a shed and a private decked area with external storage as well as a private drying area to the rear.

An utterly charming property with many fine features, this is sure to be popular and early viewing is recommended for this reason.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



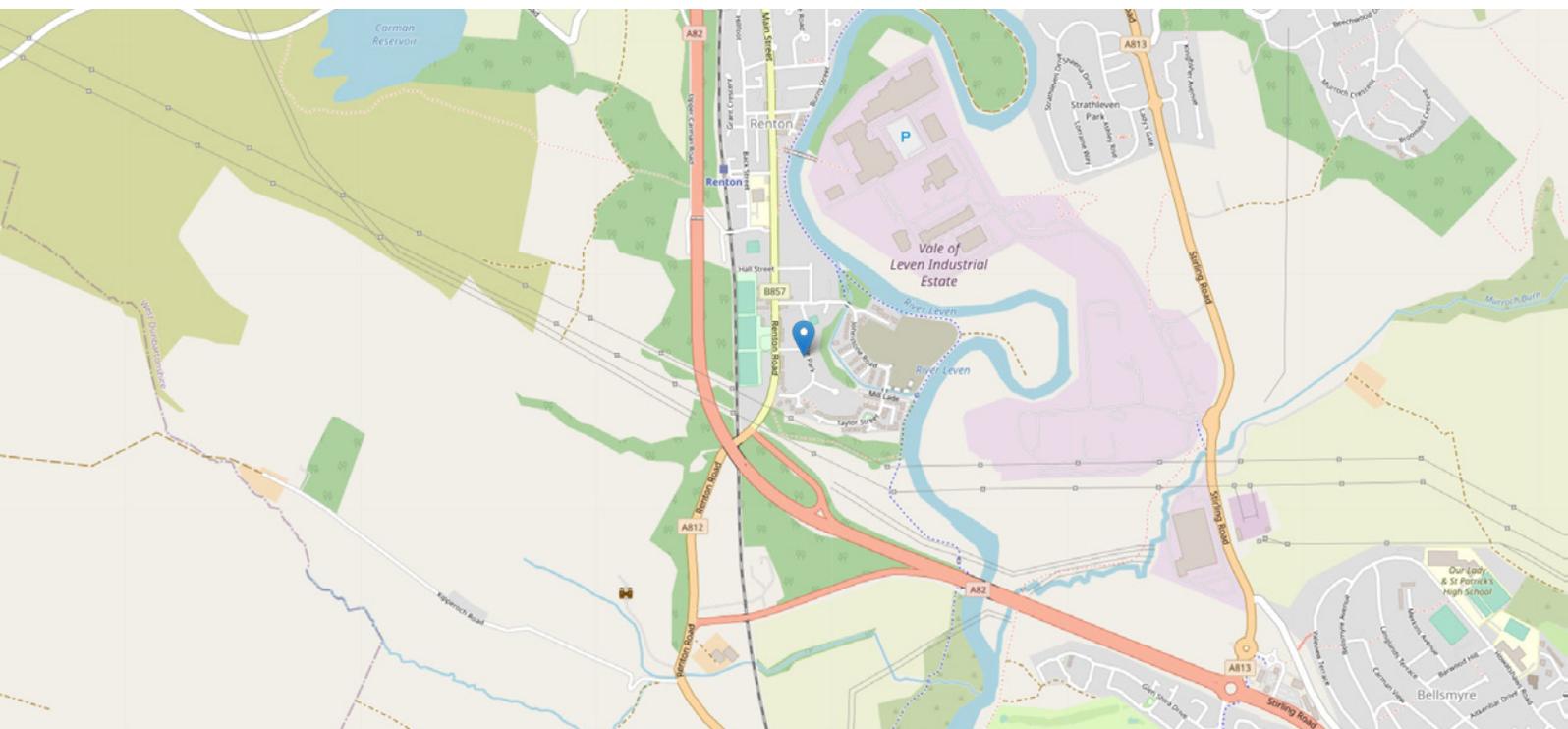
Approximate Dimensions
(Taken from the widest point)

Lounge	4.60m (15'1") x 3.70m (12'2")
Kitchen	3.45m (11'4") x 3.00m (9'10")
Bedroom	4.60m (15'1") x 3.20m (10'6")
Bathroom	2.10m (6'11") x 1.30m (4'3")

Gross internal floor area (m²): 48m²
EPC Rating: D

Buyer's Premium Value: £1250.00

Extras (Included in the sale): Some items may be available by separate negotiation.



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.



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Exchange
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