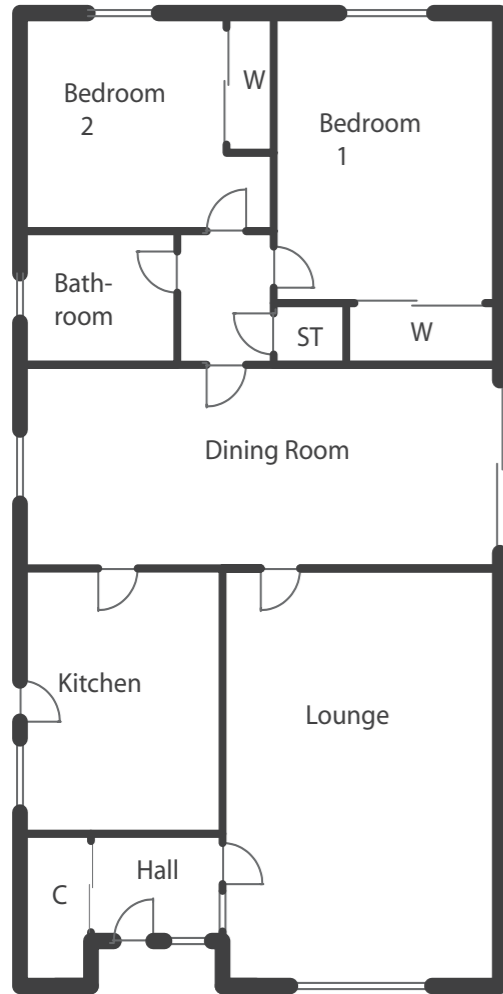


Reception Hallway	
Lounge	16'11" x 11'9" 5.1m x 3.6m
Dining Room	8'3" x 20'8" 2.5m x 6.3m
Kitchen	10'9" x 8'6" 3.3m x 2.6m
Bathroom	6'8" x 5'5" 2.0m x 1.6m
Bedroom One	11'9" x 9'7" 3.6m x 2.9m
Bedroom Two	8'9" x 8'10" 2.7m x 2.7m

## Location



## 22 Murroch Crescent, Bonhill, Alexandria, G83 9QA



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 an 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 a supply. Buyers are advised to seek their own verification in this regard.



## 22 Murroch Crescent, Bonhill, Dumbarton

Quietly positioned two/three bedroom, detached bungalow located at the end of preferred cul de sac. The property has garden ground to the front, side and rear, consisting of mainly lawned sections bounded by timber fencing and hedging. A multiple vehicle driveway leads to a detached garage with electrical power points and lighting. To the side the gardens are south facing with patio area and vegetable patch.

The property itself has a modern exterior facing brick with a concrete tiled roof.

The accommodation comprises reception hall with storage cupboard, spacious lounge leading on to large dining room which could easily be converted to provide a third bedroom, modern kitchen with space and plumbing for washing machine, free standing cooker and other electrical appliances. To the rear of the house there is an inner hallway which gives access to two double sized bedrooms, both with inbuilt hanging storage facility and family bathroom. The bathroom is fully tiled with suite comprising low flush WC, pedestal wash hand basin and bath. The property is decorated in mostly modern, neutral shades complimented by wood effect laminate flooring and vinyl in the kitchen and bathroom. There are double glazed windows throughout whilst warmth is provided by a gas fired central heating system.



Viewing: By appointment please through Clyde Property on 01389 771 777.

Date Of Entry: Negotiable.

Ref No: DK0292/SC/RM/04/09

Issue 1.