



**Bellsmyre Avenue, Dumbarton G82 3BH**



**welcome to**

**Bellsmyre Avenue, Dumbarton**

Well-presented second floor flat in a popular location with accommodation comprising, lounge with balcony, kitchen, two bedrooms and bathroom.  
GCH / DG



Presented to the market is two-bedroom second floor flat which is ideally placed for local schooling at both primary and secondary levels.

The accommodation on offer comprises an entrance hall leading to a spacious front facing lounge with doors leading to a balcony. The kitchen features a range of both wall and floor mounted units, ample worktop space with a built-in electric hob and oven. In addition, there is plumbing for a washing machine. There are two good size double bedrooms. The bathroom completes the accommodation and comprises a three-piece white suite.

Further enhancements include gas central heating and double glazing.

Dumbarton is a west coast town steeped in history and character which nestles between the idyllic countryside of Lomond and numerous tourist attractions and the Clyde coast with Glasgow city centre a few miles away. Retails parks and shopping centres to hand providing general day to day facilities. Public transport links include regular bus and rail services with access to road infrastructure which makes it an ideal commuter base. Schooling at both primary and secondary levels are in abundance for families attractive by a quality lifestyle for business, education and recreation/leisure pursuits.

### **Lounge**

14' 3" x 13' 5" ( 4.34m x 4.09m )

### **Kitchen**

8' 8" x 8' 10" ( 2.64m x 2.69m )

### **Bedroom**

14' 6" x 9' 11" ( 4.42m x 3.02m )

### **Bedroom**

11' 4" x 9' 9" ( 3.45m x 2.97m )

### **Bathroom**

8' 11" x 6' ( 2.72m x 1.83m )



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welcome to

## Bellsmyre Avenue, Dumbarton

- Second Floor Flat
- Two Bedrooms
- Bathroom
- GCH / DG
- Balcony

Tenure: Freehold EPC Rating: D

offers over

**£67,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DBT107191 - 0008

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