



**Boghead Avenue, DUMBARTON G82 2LU**

**welcome to**

**Boghead Avenue, DUMBARTON**

Spacious upper cottage flat in sort after area with accommodation comprising, lounge, kitchen, three bedrooms and shower room. GCH / DG, gardens



Allen & Harris present to the market this three-bedroom upper cottage flat located within a popular residential location. The property is well placed for local amenities and schooling. Early viewing is advised as interest is expected to be high.

The accommodation comprises the entrance hallway, spacious front facing lounge, kitchen with a range of both wall and floor mounted units with ample work top space with built in hob and over. In addition, there is an integrated fridge / freezer and dishwasher. There are three double bedrooms and completing the accommodation is the shower room.

Further enhancements include gas central heating and double glazing.

Externally there are gardens which are to the most part laid with artificial lawn with an area of decking.

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 attracted by a quality lifestyle for business, education and recreation/leisure pursuits.

### **Lounge**

16' 6" Max into Bay x 12' 9" Max ( 5.03m Max into Bay x 3.89m Max )

### **Kitchen**

8' 4" x 7' 2" ( 2.54m x 2.18m )

### **Bedroom**

10' 7" x 10' 7" ( 3.23m x 3.23m )

### **Bedroom**

14' 1" x 10' 6" Max ( 4.29m x 3.20m Max )

### **Bedroom**

13' 4" x 8' 10" ( 4.06m x 2.69m )



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welcome to

## Boghead Avenue, DUMBARTON

- Upper Cottage Flat
- Spacious Flat
- Three Bedrooms
- GCH / DG
- Gardens

Tenure: Freehold EPC Rating: D

offers over

**£120,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DBT107243 - 0004

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