



THREE BEDROOM END  
TERRACED VILLA WITH  
GARAGE

PART OR UNFURNISHED

ENCLOSED REAR GARDENS

GAS CENTRAL HEATING

Campbell Terrace, Dumbarton, G82 3PA

£1,100 pcm

EVE Property are delighted to bring to the rental market a rarely available and well-presented three bedroom end terraced villa set within a quiet cul-de-sac in High Overtoun, Dumbarton. This property comes with a garage and is offered PART or UNFURNISHED, and benefits from fresh decoration, stylish kitchen with appliances, modern bathroom and fresh decoration throughout.



## Property Description

Nestled in a peaceful cul-de-sac amongst similar styles of properties, number 9 commands an elevated position and comes with street parking directly outside the property and a garage.

The accommodation on offer comprises spacious lounge with dining area - dining table, chairs and side board can be included with a tenancy, sofa is not included.

The stylish kitchen is fitted with white gloss wall and floor cabinets, tiled splash back, laminate worktops and is equipped with a washing machine, fridge freezer, dishwasher and oven and hob - all included with the tenancy.

A carpet staircase leads to the upper level where you will find two double bedrooms and a single room. Both double rooms are fitted with laminate flooring, single room has a deep pile carpet in grey. The master bedroom to the front offers a double bed frame and wardrobes. The rear bedroom has large wardrobes and chest of drawers (all bedroom furniture listed is optional with the let). The third bedroom could accommodate an office, single bed or nursery (furniture not included).

The bathroom completes the accommodation - fully tiled, white three piece suite and electric shower over bath.

Further enhancements are rear enclosed gardens, gas central heating, double glazing and garage.





Campbell Terrace is a quiet pocket of High Overtoun and close to the gates of the Overtoun Estate, providing a peaceful setting, yet a short journey to Dumbarton Central and East Train Stations offering direct rail links to Helensburgh, Balloch, Glasgow and Edinburgh. Dumbarton is a short journey from Loch Lomond and Balloch Country Park where a variety of restaurants and leisure activities can be found. Shopping facilities to be found in Dumbarton and nearby Helensburgh and Clydebank. The A82 road links provide access to the Erskine Bridge, Glasgow and M8 network.

Council Tax Band - C

EPC Rating - C

Landlords Registration Number - PENDING

Letting Agent Registration Number .. LARN1902082

1 Herschell Street, Anniesland,  
Glasgow, Lanarkshire, G13 1HR

[www.eve-property.co.uk](http://www.eve-property.co.uk)  
0141 255 0020  
[hello@eve-property.co.uk](mailto:hello@eve-property.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are 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