



THREE BEDROOM GROUND  
FLOOR FLAT

GAS CENTRAL HEATING (NEW  
BOILER)

NEW SHOWER ROOM

FITTED KITCHEN

## Glasgow Road, Dumbarton, G82 1DP

EVE Property are delighted to present to the open sales market a charming three bedroom ground floor apartment in the venerated "C" listed tenement buildings on Glasgow Road, East Dumbarton. Nestled on the doorstep of the train station and a host of convenient amenities, we anticipate significant interest in those looking to settle within this particular location. Schedule your viewing appointment today to avoid missing a fabulous opportunity!





## Property Description

Munificently dimensioned and proportioned throughout and with extended height ceilings, this flat is nestled amongst similarly designed abodes and proffers a rich variety of amenities, transport options in addition to restaurants, bars and shops. With the tranquil shores of Loch Lomond nearby, the best of both worlds can easily be enjoyed by the new owners. Set within a handsome blonde sandstone building with pretty, stained glass sash and case windows to the frontage, the kerb appeal is both striking and memorable!

Ingress is via secure door entry to the maintained common close which is factored by the residents themselves, ensuring preservation of the building on an equitable budgeted basis. The hallway has been decorated in neutral tones with carpet flooring - a theme that continues to the lounge and all bedrooms. The living room to the front is replete with natural light from the large triplicate bay window formation providing views of the front gardens. The galley style kitchen is fitted with wall and floor mounted cabinetry and topped with laminate work surfaces and is equipped with an electric oven, ceramic hob, to create a linear look and finish.

There are three double bedrooms within the property, one of which could, due to the flexibility of the space be utilised as home office, playroom or dining room. The master bedroom is positioned to the rear with the smaller bedrooms to the front of the house. All bedrooms are spacious to accommodate a range of modern furnishings.





The shower room completes the internal specification and has a newly professionally installed suite to include square cubicle with thermostatically controlled shower, light grey combination vanity suite with concealed cistern, dual flush w.c and basin with useful storage under.

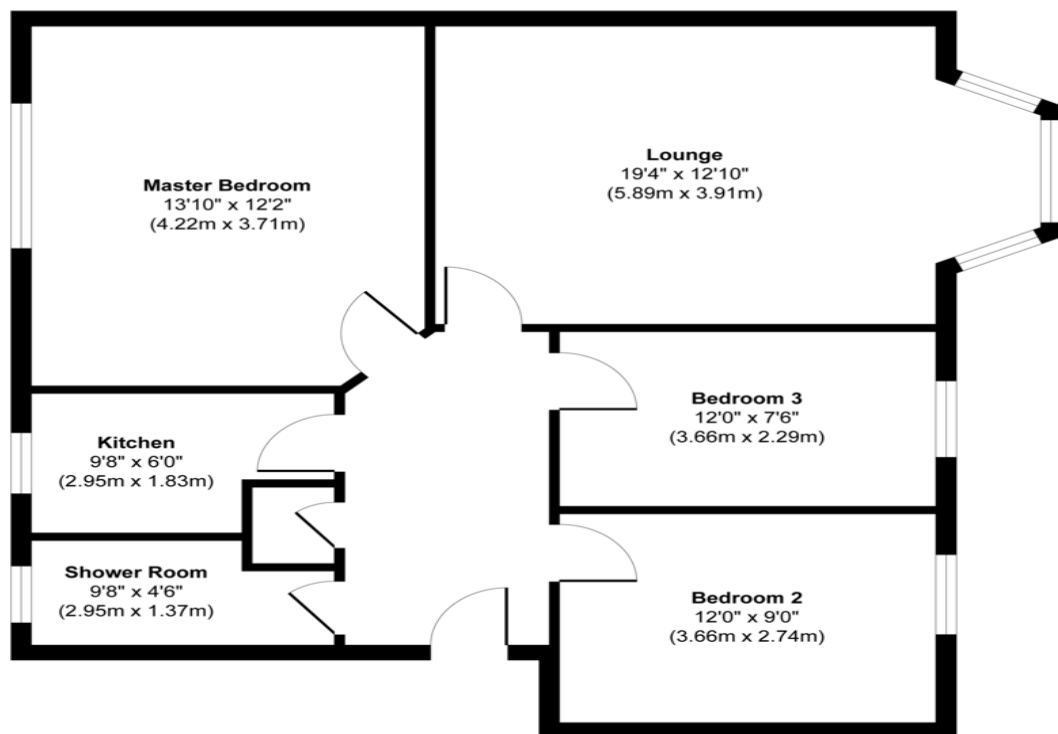
Further enhancements include a new gas central heating boiler and double glazing to the rear of the flat.

Each owner in the building has access to the drying greens as well as caring for their own delineated part of the garden. There are mature shrubbed areas and a patio to enjoy the sunshine - a perfect spot for relaxing or entertaining in equal measure. There is also an individual cellar to store those all important deck chairs and parasols!

Glasgow Road is conveniently placed close to Dumbarton East Train Station 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.



0/2, 209 Glasgow Road, Dumbarton, G82 1DP



Floor Plan

**Approx. Gross Internal Floor Area 830 sq. ft / 77.14 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

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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