



TWO BEDROOM GROUND  
FLOOR FLAT

GAS CENTRAL HEATING

FRESH DECORATION  
THROUGHOUT

SHOWER OVER BATH

St. Andrews Brae, Dumbarton, G82 3AP

£750 pcm

EVE Property are delighted to bring to the rental market a well presented and spacious two bedroom ground floor flat located in a popular residential address within Bellsmyre. This impressive property is offered in walk in condition with fresh décor, new carpets and modern kitchen and bathroom - early viewing is advised.





## Property Description

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This property is elevated and located on the ground floor of a well maintained building with communal rear gardens. The property offers, entrance hallway with access to all rooms and large storage cupboard. The lounge is spacious with a large picture window offering bright open views. The kitchen offers an array of wall and floor cabinets in gloss white and black and is equipped with an electric oven, hob, fridge freezer and washing machine. Both bedrooms are generous proportioned with fitted storage and new carpet flooring. The bathroom offers a white three piece suite with shower over bath. Further enhancements are gas central heating and double glazing.

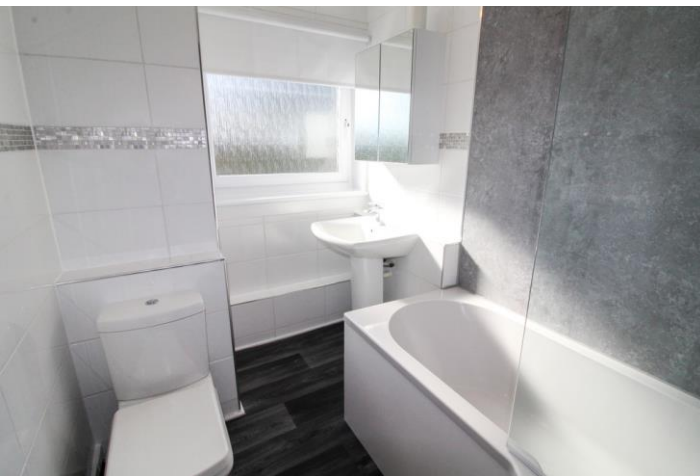
St Andrews Brae is a popular Dumbarton address. It is within walking distance to the local nursery, primary and secondary schooling. Bus links are a few minutes walk from this property offering links to James Retail, Dumbarton High Street and Glasgow City Centre.

Letting Agent Registration Number - LARN1902082

Landlords Registration Number - PENDING

EPC Rating - D

Council Tax Band - A





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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