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Hazel Avenue, Dumbarton, Dunbartonshire. G82 5BW





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Located within a quiet pocket of Dumbarton, 46 Hazel Avenue is a super one-bedroom top floor flat that enjoys far reaching views and has the advantage of private allocated parking.

Positioned on the top floor of the building the flat enjoys glorious views over Dumbarton, the Clyde Estuary and on a clear day the Erskine bridge can be spotted in the distance with neighbouring farmland adjacent to the property. On entering the flat itself there is a welcoming hallway which has a useful cupboard. The lounge and kitchen are on an open-plan basis and have two windows which enjoy the lovely views. The well-proportioned double bedroom has built-in mirrored wardrobes and partial views towards the water. Completing the internal accommodation is a good-sized bathroom. The flat has double glazed windows and electric storage heating.

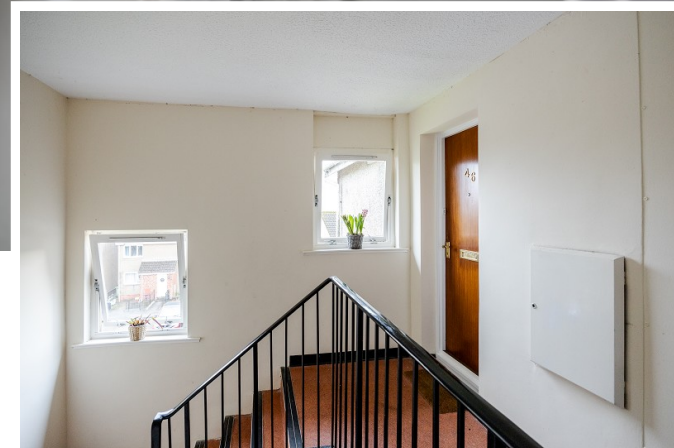
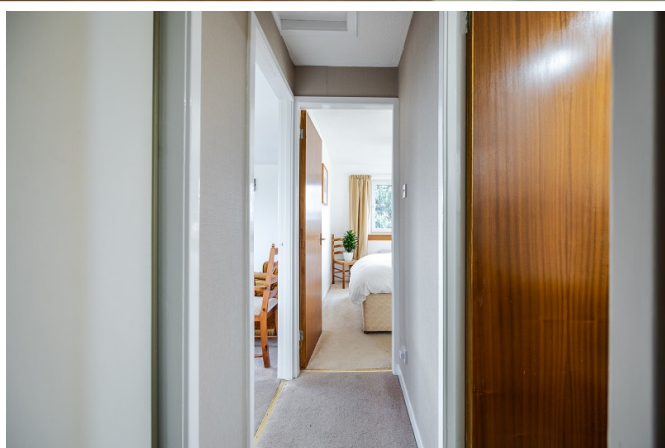
Externally the property has private allocated parking and areas of green space for residents of the building. There is a self-factored close fund for general maintenance and gardening. The property would make an ideal buy-to-let investment or first-time purchase. Viewing is by appointment through our Helensburgh property office.

EPC Band C
Council Tax Band B



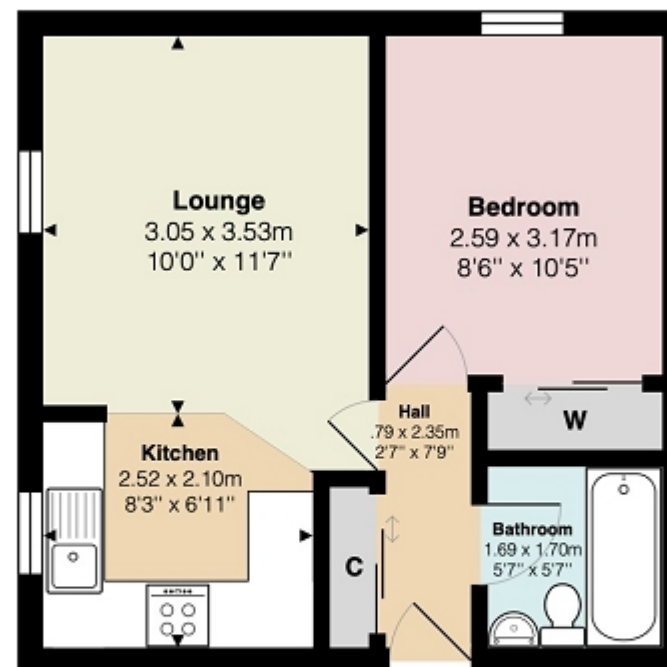
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Measurements

Hallway	7' 09" x 2' 07" or 2.36m x 0.79m
Lounge	11' 07" x 10' 0" or 3.53m x 3.05m
Kitchen	8' 03" x 6' 11" or 2.51m x 2.11m
Bedroom 1	10' 05" x 8' 06" or 3.18m x 2.59m
Bathroom	5' 07" x 5' 07" or 1.70m x 1.70m



All measurements are approximate and for display purposes only

Contact our office for further details



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NOTE: These details have been prepared for guidance. If there is any point which you find misleading please contact McArthur Stanton where further information is available. Measurements have been taken from wall to wall, unless otherwise stated, and have been recorded by use of a sonic beam. Services and appliances not tested. Details have been prepared by January 2025. If required, we can arrange for a property market appraisal to be carried out on your existing property.

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