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Meadowbank Street  
Dumbarton  
G82 1SB



## Offers Over £63,000

Situated on the preferred first floor position this spacious one bedroom flat is in a great location close to the town centre.

The property is situated within a red sandstone tenement block and is entered via communal front door to a well maintained close which leads through to the rear gardens.

The garden area to the rear is enclosed and comprises a level lawn area with drying poles and space at the far side for bin storage.

Internally this well presented flat has an excellent layout of accommodation and also includes a dining sized kitchen which at one side has a door opening to a very useful box room recess area which is perfect to be used as a small office/computer room.



Home Report Valuation  
£65,000

[www.packdetails.com](http://www.packdetails.com)

Council Tax Band B

EPC Rating D



The accommodation comprises entrance hallway, attractive bay window lounge/living room with neutral decoration, quality floor covering and a feature fireplace.

The dining size kitchen has a window to the rear, worktop surface area in an L-shaped arrangement with integrated sink, hob oven and hood. There is ample space for a good size dining table and access to the aforementioned box room.



Double bedroom which has window to the front and built in wardrobes at the far end.

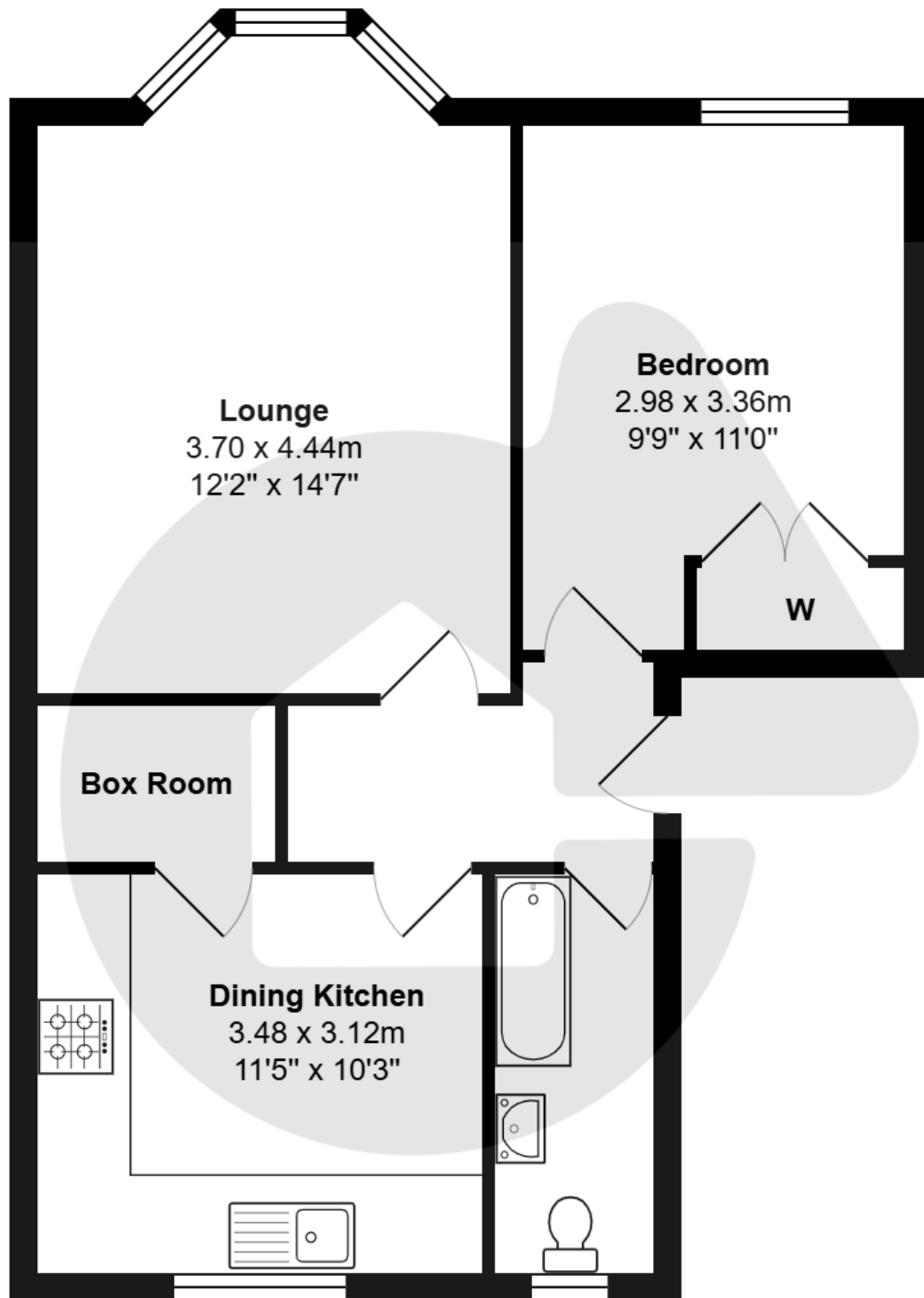
The bathroom is bright and fresh and has a three-piece suite comprising panelled bath with mains shower and shower curtain, wash and basin and w.c.. Window to the rear.

The property further benefits from gas fired central heating, double glazing and would be an excellent first home or indeed a very successful buy to let.



## Vendor Comments

*Having libed here for over 9 years I know its such a nice handy location for everything. Great shops, train station and town centre all within a few hundred yards walk.*



All measurements are approximate and for display purposes only

## Location

The subject property being located in Meadowbank Street, is within walking distance of Dumbarton town centre where a varied range of amenity caters for every day requirements. In addition, the train station is almost adjacent providing access to all surrounding areas including Glasgow city centre, and bus services are also readily available.





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