



PROPERTY
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Clydeshire Road
Dumbarton
G82 4AF

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Offers Over £185,000

This beautifully presented Top (2nd) Floor Flat is situated in a much improved traditional sandstone building and is in an excellent location close to both the centre of the Dumbarton and also nearby Levensgrove Park.

Over recent years the owners of this building have significantly improved the property including quality painting of all the communal areas, significant upgrading of the exterior facade and as you can see from the pictures this is one of the best blocks in the surrounding area meaning lower maintenance costs going forward.

The building itself is built with sandstone blocks beneath a concrete tiled roof and has a security controlled entry door opening to the upgraded close with stairs to all levels.

At the rear of the close a door opens to a walled communal residents garden which is a great size and consists of lovely stocked flower bed areas, pathways, very large lawn and a residents brick built storage outhouse.

Internally the apartment extends to around 900 sq ft. which makes this one of the largest styles of flat in the area and it also has the added benefit of being in beautiful condition throughout with the current owners having been upgraded over recent years.



**Home Report Valuation
£200,000**



The accommodation comprises large entrance hallway with quality flooring and lovely traditional doors open to all the apartments.

Large and bright main lounge which is a great size and has a really nice outlook with open aspects to the front, feature fireplace and space within the room if required for a dining table to far side.

The dining kitchen is really well laid out and has been thoughtfully put together to provide a dedicated breakfast space to one side with the kitchen being open plan at the far side. The breakfast area has got ample space for large table, feature wall to one side and a quality radiator.

The kitchen itself is really well finished with quality mostly floor standing storage units incorporating a high bank of units on the left-hand side with twin built-in ovens. The other side has quality surface area on three angles with the last having space for breakfast stools whilst at the end of the kitchen is a cupboard opening to an excellent utility space which houses the tumble dryer and is also plumbed for the washing machine.



There are two double bedrooms both with built in wardrobes and the rear one having a nice view onto the river Leven

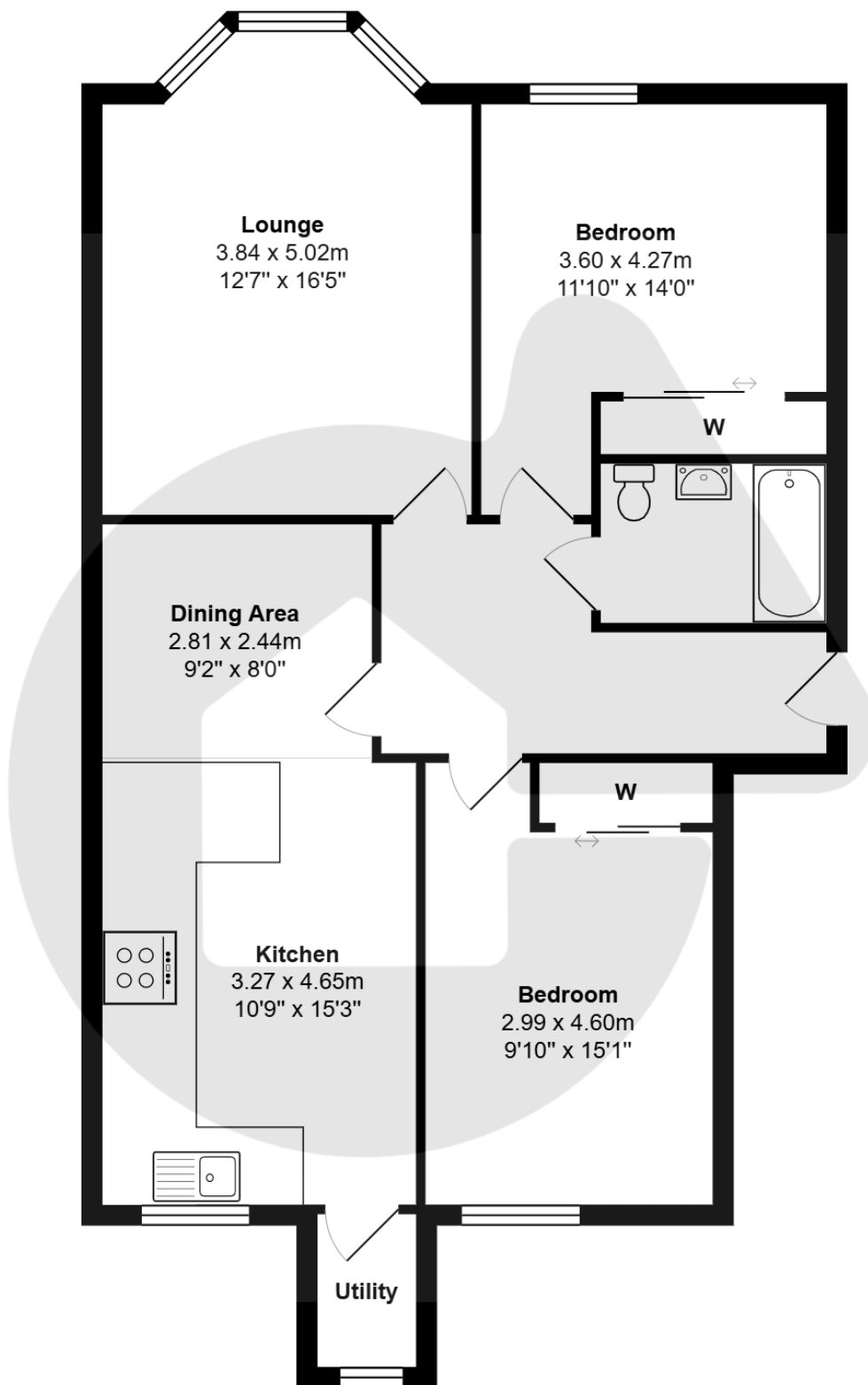
The bathroom has again been completely upgraded to provide a very nice suite of wash hand basin within vanity sink, w.c. and a quality jacuzzi style bath with shower above and glass screen.

The property further benefits from gas central heating, quality double glazing and is in walk-in condition throughout.



Vendor Comments

*?? Clydeshire road is a fantastic place to stay.
It is a very friendly block within a quiet corner of Dumbarton with easy, regular transport links.
Surrounded by beautiful walks, either along the river or within Levensgrove Park.*



Total Area: 84.0 m² ... 904 ft²

All measurements are approximate and for display purposes only

Location

Dumbarton is close to Glasgow and nearby towns making this property an ideal place to enjoy the peace and tranquillity of the immediate area whilst benefiting from the advantages of good schools, city centre shopping, restaurants, theatres, cinemas and some of the finest galleries and museums in Scotland. Rail transport links are available at both Dalreoch and Dumbarton Central stations, offering 6 trains per hour to Glasgow City Centre. Direct service now available to Edinburgh. Also, connections to Helensburgh and Balloch.





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