



**McArthur
Stanton**
Letting & Estate Agents

Flat 6

1 St. Andrews Brae, Dumbarton, Dunbartonshire. G82 3AP

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Located within the Bellsmyre area of Dumbarton, Flat 6, 1 St Andrews Brae is a spacious two-bedroom top floor flat that enjoys astonishing far-reaching views over the town and beyond.

Internally the flat is bright and airy and offers around 730 square feet of internal accommodation with the addition of a south facing balcony. On entering there is a welcoming vestibule and entrance hallway which have two useful store cupboards. The lounge is an excellent size and has ample space for a dining table and chairs and access onto a private balcony. As mentioned, the views are amazing and an ever-changing picture throughout the Scottish seasons. The kitchen is fitted with a selection of units and worktops and has lots of space for free-standing white-goods. The flat has two spacious double bedrooms both of which have built-in storage and there is a modern shower room. Particular note should mention the flat also has a private loft space.

Externally to the rear of the building is a shared area of garden with on-street parking available a short walk from the property. Dumbarton town centre is within easy reach and excellent transport links are also available with Dumbarton having three train stations and the A82 road network adjacent to the property.

EPC Band E
Council Tax Band A



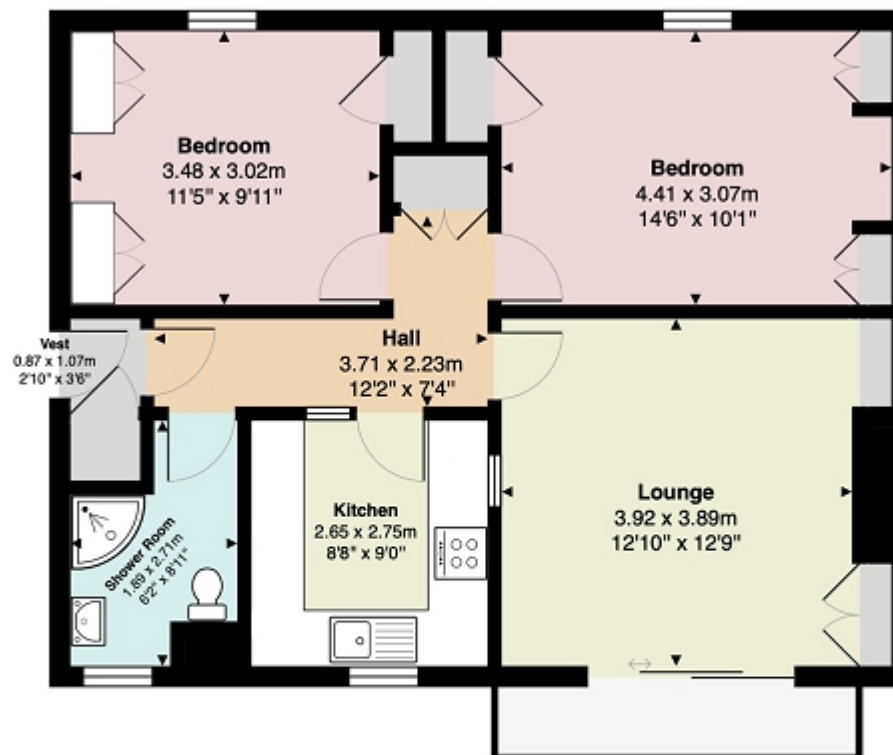
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Measurements

Porch	3' 06" x 2' 10" or 1.07m x 0.86m
Hallway	12' 02" Max x 7' 04" Max or 3.71m Max x 2.24m Max
Lounge	12' 10" Max x 12' 09" Max or 3.91m Max x 3.89m Max
Kitchen	9' 0" x 8' 08" or 2.74m x 2.64m
Bedroom 1	14' 06" Max x 10' 01" Max or 4.42m Max x 3.07m Max
Bedroom 2	11' 05" Max x 9' 11" Max or 3.48m Max x 3.02m Max
Shower Room	8' 11" Max x 6' 02" Max or 2.72m Max x 1.88m Max



All measurements are approximate and for display purposes only

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 June 2026. If required, we can arrange for a property market appraisal to be carried out on your existing property.

Contact our office for further details



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