



- Two-bedroom top floor flat
- Traditional tenement building
- Prime Station Road location
- Spacious, neutrally decorated lounge

3/2, 11 Station Road, Dumbarton, West Dunbartonshire, G82 1SA

EVE Property are delighted to bring to the market this well-presented two-bedroom top floor flat, ideally positioned on Station Road in Dumbarton. Situated directly beside Dumbarton Central Train Station and within easy walking distance of Dumbarton Town Centre, the property offers convenient access to local amenities and excellent transport links.



Property Description

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Forming part of a traditional tenement building, the property comprises a welcoming entrance hallway with a generous storage cupboard, leading through to the main accommodation.

The spacious lounge is neutrally decorated and benefits from carpeted flooring and an attractive feature corner bay window, creating a bright and comfortable living space.

The beautifully presented modern kitchen has been thoughtfully designed to provide both style and functionality. Fitted with a range of gloss units, the kitchen offers excellent storage, complemented by under-cabinet lighting, fitted worktops and matching splashbacks. Integrated appliances include an electric oven, hob and hood, along with an under-counter fridge.

The property offers two generous-sized bedrooms, both neutrally decorated with carpeted flooring, providing versatile accommodation suitable for a variety of purchasers.

Completing the accommodation is a modern shower room, partially tiled and fitted with a white two-piece suite, large walk-in shower cubicle and power shower.



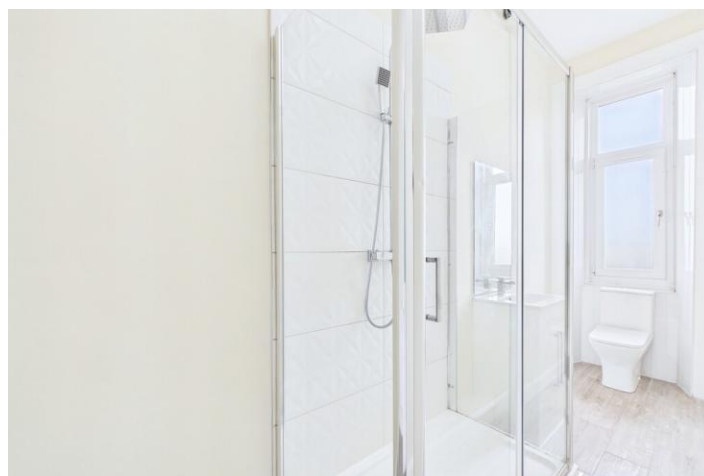
Further benefits include full thermostatically controlled gas central heating, double glazing and access to communal rear gardens.

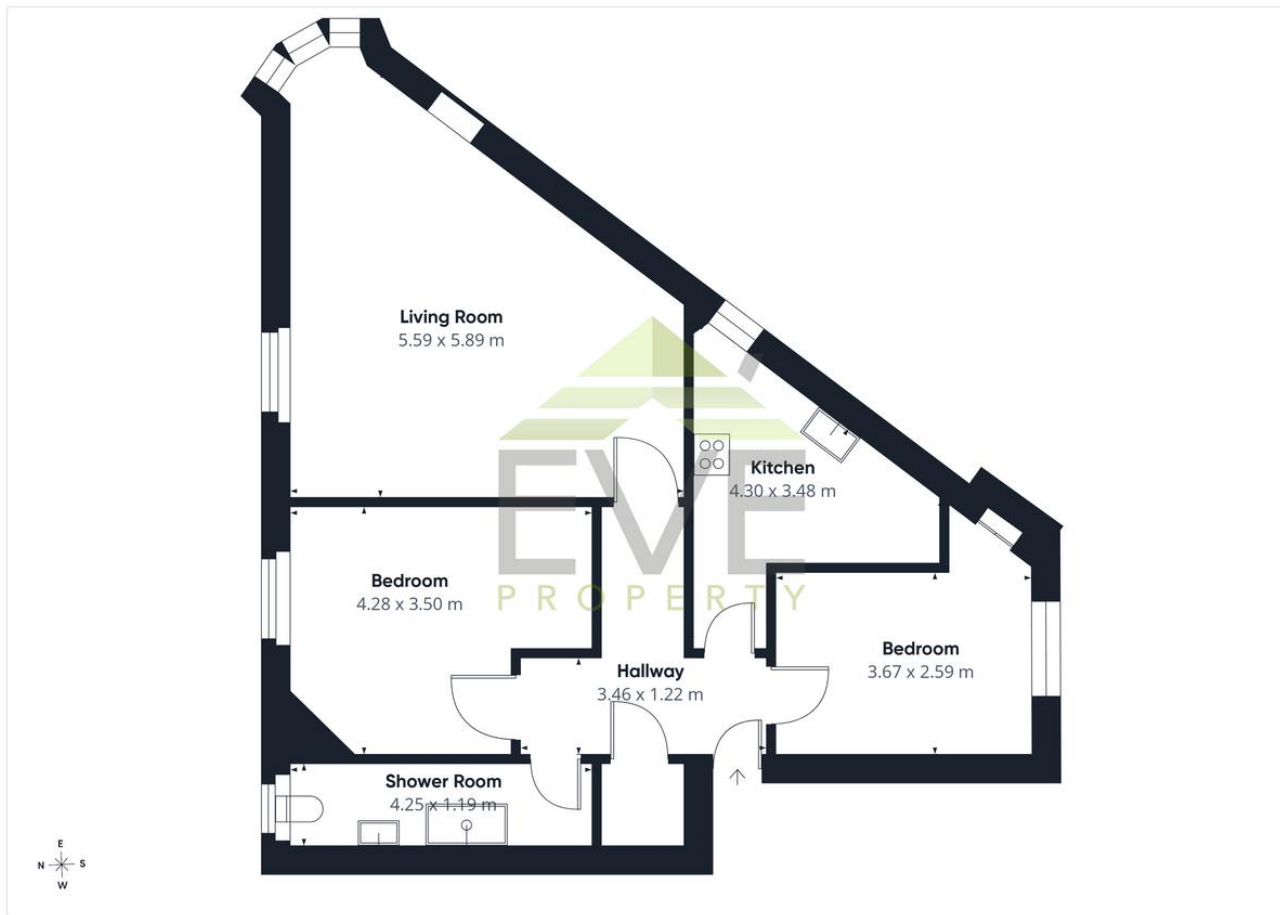
Station Road is centrally located within Dumbarton, providing excellent access to a wide range of local amenities. Dumbarton Town Centre and St James Retail Park are both within easy walking distance and offer a variety of shops, supermarkets and everyday conveniences.

Dumbarton Leisure Centre and Medical Centre are also close by, while Dumbarton Central Railway Station is situated immediately adjacent to the property, providing regular transport links to Glasgow City Centre, Edinburgh, Balloch and Helensburgh.

For those commuting by road, the nearby A82 provides convenient access towards Glasgow, Glasgow Airport, the Erskine Bridge and the wider M8 motorway network.

This attractive two-bedroom top floor flat offers well-proportioned accommodation, a modern kitchen and excellent transport links, making it an appealing option for first-time buyers, professionals and buy-to-let investors alike.





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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 and 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.