



**McArthur
Stanton**
Letting & Estate Agents

55/6

Risk Street, Dumbarton, Dunbartonshire. G82 1SG

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Centrally located within the town centre of Dumbarton, Risk Street is a large residential development of flats of varying styles. Flat 55/6 offers living accommodation over two levels and three well-proportioned bedrooms, excellent value with a home report value of £80,000.

On entering there is a welcoming entrance hallway which has two useful store cupboards. The lounge is a great size with ample space for a dining table and chairs if required and a door leading to a sunroom with aspects over communal gardens. The kitchen is fitted with modern units and worktops and has a range of integral appliances, space for free-standing worktops and plenty of room for a breakfast table and chairs ideal for informal dining.

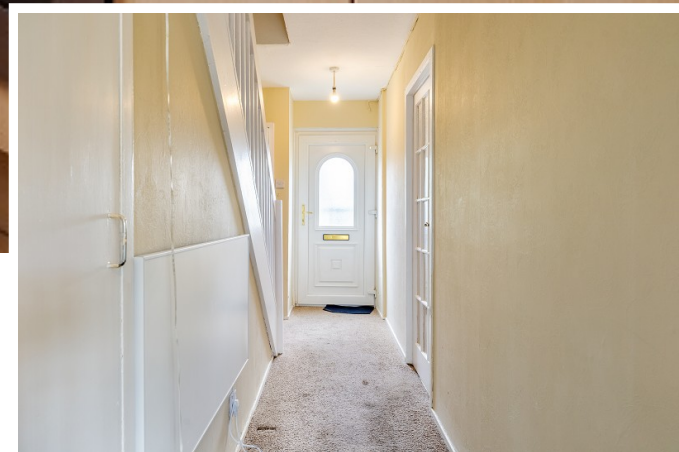
Upstairs the property has three bedrooms all of which are a good size and two have built in wardrobes. The family bathroom is modern in design. The bathroom has a built-in cupboard with an additional cupboard available on the landing.

Externally the development has well maintained communal gardens with public parking located directly outside. The development sits in a great location with all of Dumbarton's local amenities on the door step.

EPC Band D
Council Tax Band B



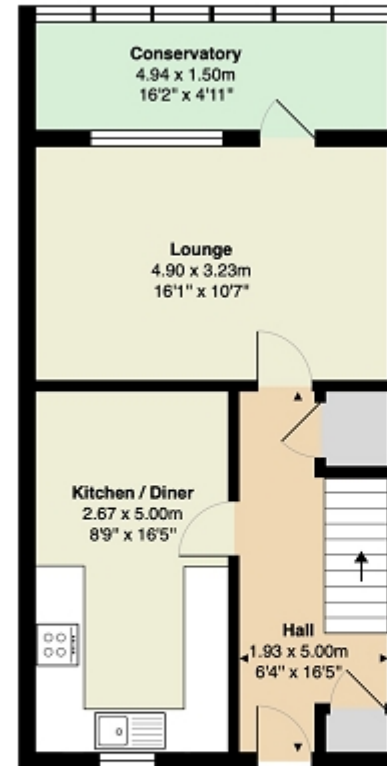
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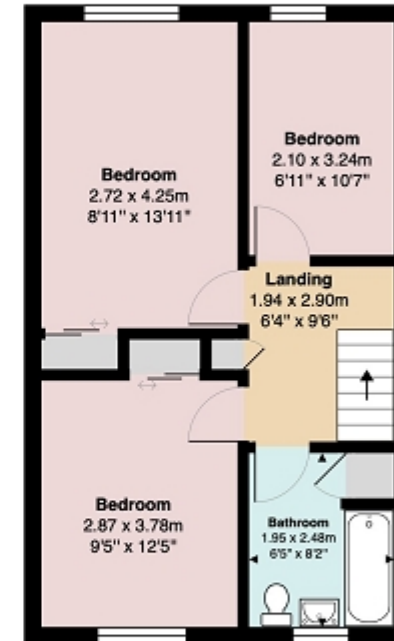


Measurements

Hallway	16' 05" Max x 6' 04" Max or 5.00m Max x 1.93m Max
Lounge	16' 01" x 10' 07" or 4.90m x 3.23m
Conservatory	16' 02" x 4' 11" or 4.93m x 1.50m
Kitchen/Diner	16' 05" x 8' 09" or 5.00m x 2.67m
Landing	9' 06" Max x 6' 04" Max or 2.90m Max x 1.93m Max
Bedroom 1	13' 11" x 8' 11" or 4.24m x 2.72m
Bedroom 2	12' 05" x 9' 05" or 3.78m x 2.87m
Bedroom 3	10' 07" x 6' 11" or 3.23m x 2.11m
Bathroom	8' 02" Max x 6' 05" Max or 2.49m Max x 1.96m Max



Ground Floor



First Floor

Contact our office for further details



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.

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