



- Attractive two-bedroom top floor flat
- Retains traditional features including high ceilings and decorative corncicing
- Excellent potential for first-time buyers and buy-to-let investors

2/2, 4 Castlegreen Lane, Dumbarton, West Dunbartonshire, G82 1HW

EVE Property are delighted to bring to the market this attractive two-bedroom top floor flat, situated within a traditional sandstone building in the sought-after area of Dumbarton East.



Property Description

EVE Property are delighted to bring to the market this attractive two-bedroom top floor flat, situated within a traditional sandstone building in the sought-after area of Dumbarton East.

Retaining a wealth of traditional charm, the property boasts high ceilings, decorative cornicing and a welcoming layout, combining period character with modern conveniences. Offering excellent potential for first-time buyers and buy-to-let investors alike, this appealing flat is ideally positioned for local amenities and excellent transport links.

Accessed via Castlegreen Lane, the property is set within a well-maintained building and benefits from communal gardens.

Accommodation comprises:

Entrance Hallway

The welcoming hallway provides access to the kitchen, lounge, both bedrooms and bathroom, offering a practical layout with all rooms leading off.

Lounge

A bright and inviting reception room featuring high ceilings, decorative cornicing and attractive views towards Dumbarton Castle. The traditional features add character and charm, creating a lovely space to relax or entertain.

Kitchen

Fitted with contemporary white handleless gloss units, complemented by matching worktops and upstands. Additional features include chrome electrical sockets, an electric oven, gas hob and space for a fridge freezer. The layout provides a practical and stylish cooking space.

Bedroom One

A generously proportioned master bedroom situated to the rear of the property, benefiting from fitted storage



and free-standing wardrobes, which may be included in the sale.

Bedroom Two

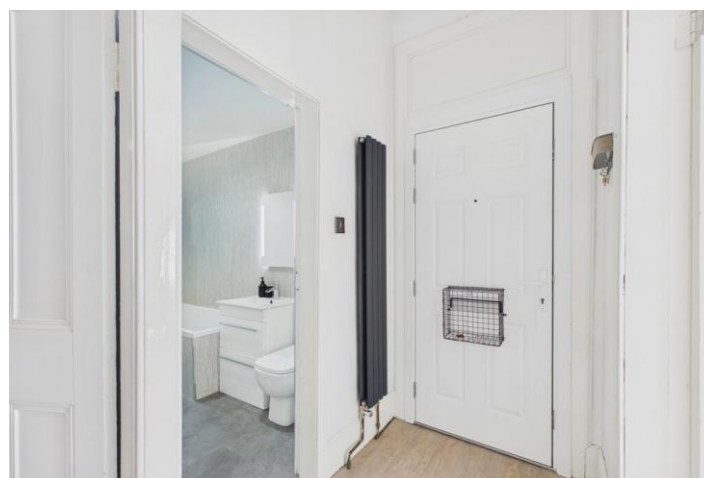
A versatile second bedroom, also benefiting from fitted storage, making it ideal as a guest bedroom, home office or additional living space.

Bathroom

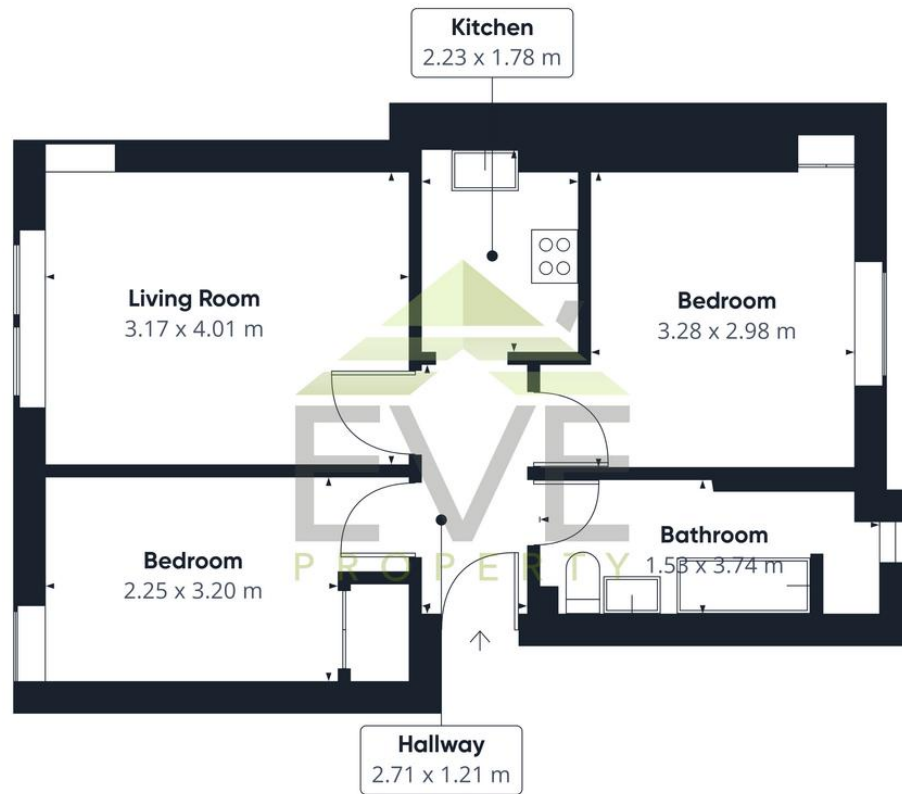
The modern bathroom comprises a white suite with vanity unit, heated towel rail and electric shower over the bath. The washing machine is conveniently housed within the bathroom, providing a useful utility area and allowing for additional space within the kitchen.



Dumbarton East remains a popular residential location, offering a blend of local convenience, transport connectivity and access to the surrounding countryside. St James Retail Park is only a short distance away, offering a variety of well-known retailers, including M&S, Asda, Argos, Lidl and Morrisons Superstore. For commuters, Dumbarton East railway station provides regular services to Glasgow city centre, with direct connections to Edinburgh, Helensburgh, Balloch and the wider Loch Lomond area. Frequent bus services and convenient access to the A82 and nearby M8 motorway further enhance the location. Perfectly positioned for exploring the natural beauty of Loch Lomond and The Trossachs National Park, the area offers an appealing balance of everyday convenience, commuter accessibility and outdoor pursuits.



Early viewing is highly recommended to appreciate the charm, character and convenient location this attractive two-bedroom flat has to offer.



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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 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