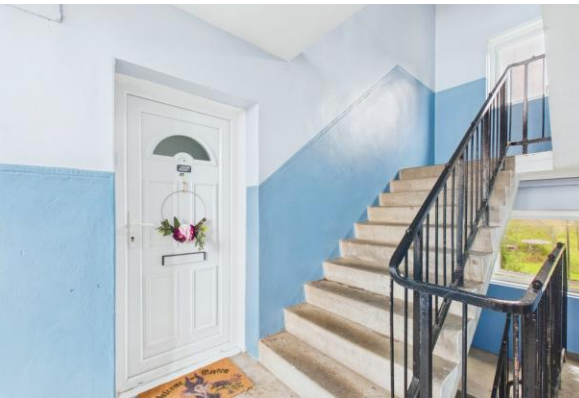




- Beautifully presented two-bedroom first floor flat
- Highly sought-after location within Valeview Terrace, Dumbarton
- Ideal for first-time buyers, downsizers and buy-to-let investors

Flat 14, 22 Valeview Terrace, Dumbarton, G82 3BL

EVE Property are delighted to bring to the market this beautifully presented two-bedroom First Floor Flat with private balcony, situated within the ever-popular Valeview Terrace in Dumbarton. This property offers an excellent opportunity for first-time buyers, downsizers, or buy-to-let investors.



Property Description

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Set amongst similar style residential properties, the home enjoys an elevated position with open views while benefiting from a convenient location close to a wide range of local amenities and excellent transport links.

Accessed via a well-maintained communal entrance, the property welcomes you into a bright reception hallway featuring a generous storage cupboard and access to all apartments.

The spacious and light-filled lounge is a particular highlight, with patio doors opening onto a private balcony that enjoys attractive open views. The generous proportions easily accommodate both lounge and dining furniture, creating a comfortable space for relaxing or entertaining.

The modern fitted kitchen offers an excellent range of wall and floor-mounted units, providing ample storage and workspace.

There are two well-proportioned double bedrooms, both benefiting from built-in wardrobes and additional storage.

Completing the accommodation is a stylish modern bathroom fitted with a WC, wash hand basin, bath, and separate shower cubicle.





Further features include gas central heating, double glazing, and well-maintained communal rear gardens. The property has been tastefully decorated throughout in contemporary neutral tones, complemented by quality flooring and carpeting. Lovingly maintained by the current owner, the flat is presented in true walk-in condition and offers buyers a home ready to enjoy from day one.

Ideally positioned, Valeview Terrace is within easy reach of Dumbarton Central railway station, providing direct services to Helensburgh, Balloch, Glasgow and Edinburgh. The nearby A82 offers excellent road links to the Erskine Bridge, Glasgow and the M8 motorway network. Dumbarton itself provides a wide range of shopping, schooling and leisure facilities, while the stunning surroundings of Loch Lomond and Balloch Country Park are only a short drive away, offering beautiful scenery, outdoor pursuits, restaurants and visitor attractions.





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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.