



**McArthur
Stanton**
Letting & Estate Agents

Flat 5

1 Knoxland Street, Dumbarton, Dunbartonshire. G82 1HE

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Built in the late 1980's, Flat 5, 1 Knoxland Street is a well-proportioned top floor flat contained within a building of only six flats with the block having access to a private carpark to the rear of the building.

Internally the flat requires a degree of modernisation and redecoration. On entering there is a welcoming entrance hallway which has two handy store cupboards. The lounge is bright and airy and has ample space for a small dining table if required. A door from the lounge leads to a good-sized kitchen both of which have lovely aspects over Knoxland Square and towards Dumbarton Rock.

The flat has two bedrooms both of which have built-in wardrobes and a large bathroom. The development also has a private carpark to the rear and is ideally located in a quiet pocket of the town with all local amenities being a short walk or drive away.

EPC Band D
Council Tax Band C



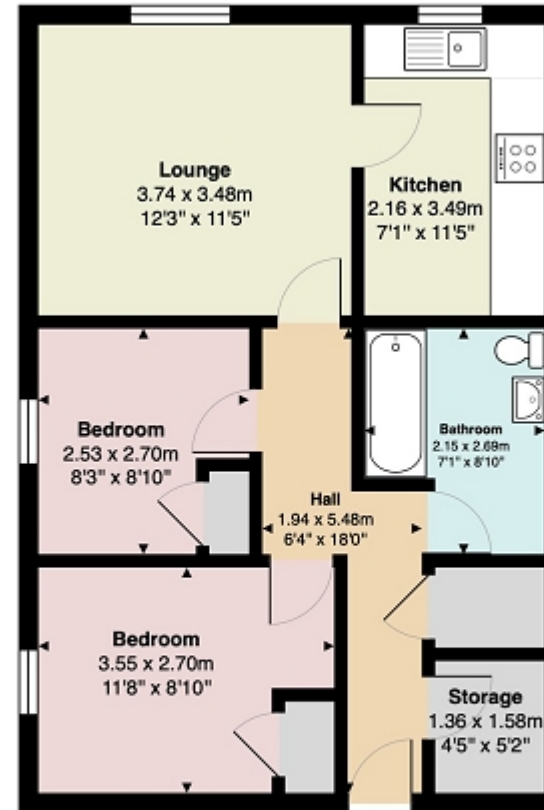
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Measurements

Hallway	18' 0" Max x 6' 04" Max or 5.49m Max x 1.93m Max
Lounge	12' 03" x 11' 05" or 3.73m x 3.48m
Kitchen	11' 05" x 7' 01" or 3.48m x 2.16m
Bedroom 1	11' 08" Max x 8' 10" Max or 3.56m Max x 2.69m Max
Bedroom 2	8' 10" Max x 8' 03" Max or 2.69m Max x 2.51m Max
Bathroom	8' 10" Max x 7' 01" Max or 2.69m Max x 2.16m Max



Contact our office for further details



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

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