



**McArthur
Stanton**
Letting & Estate Agents

104D

High Mains Avenue, Dumbarton, Dunbartonshire. G82 2QB

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Located within a sought-after pocket of Dumbarton, 104D High Mains Avenue is a bright and airy one-bedroom first floor flat which has the advantage of an additional box room ideal for utilising as a home office.

Internally the flat offers around 540 square feet of living space all of which is neutrally decorated. On entering there is a welcoming entrance hallway which has access to a box room, currently utilised as a store room however would make an ideal home office. The lounge is a great size and has ample space for a dining area if required. The kitchen is fitted with modern units and worktops. There is a range of integral appliances and space for free-standing white goods. The flat has a spacious double bedroom which has a built-in wardrobe and modern bathroom which is fitted with a neutral suite and wet-wall for ease of maintenance. The flat is double glazed and has gas central heating.

The location of the property is ideal being in close proximity from the A82 road network. Dumbarton town centre is also a short drive away along with the towns various train stations.

EPC Band C
Council Tax Band B



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Measurements

Hallway	
Storage	6' 07" x 3' 11" or 2.01m x 1.19m
Lounge	15' 11" Max x 10' 03" Max or 4.85m Max x 3.12m Max
Kitchen	11' 10" x 7' 01" or 3.61m x 2.16m
Bedroom	14' 0" Max x 10' 02" Max or 4.27m Max x 3.10m Max
Bathroom	8' 07" x 5' 01" or 2.62m x 1.55m



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

Contact our office for further details



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