



- Traditional blonde sandstone ground floor flat
- Bright bay-window lounge with open views over Dumbarton Common
- Spacious double bedroom

GR, 3 Williamson Avenue, Dumbarton, G82 2AE

EVE Property are delighted to present to the market this one-bedroom ground floor flat, ideally situated within the highly desirable Williamson Avenue, Dumbarton.



Property Description

EVE Property are delighted to present to the market this one-bedroom ground floor flat, ideally situated within the highly desirable Williamson Avenue, Dumbarton.

Set within a traditional blonde sandstone tenement building with a well-maintained communal close, this attractive home offers a fantastic opportunity for first-time buyers, those looking to downsize, or buy-to-let investors alike.

The bright and spacious lounge is enhanced by a beautiful bay window, enjoying open outlooks across Dumbarton Common and allowing an abundance of natural light to flood the room. The generous double bedroom benefits from a versatile utility room off, complete with plumbing for a washing machine, offering excellent potential as a walk-in wardrobe, home office or even an en-suite dressing area.

The property further comprises a fitted kitchen and a modern shower room. Additional features include gas central heating, double glazing, secure door entry, a private cellar, communal wash house and well-maintained rear communal gardens.

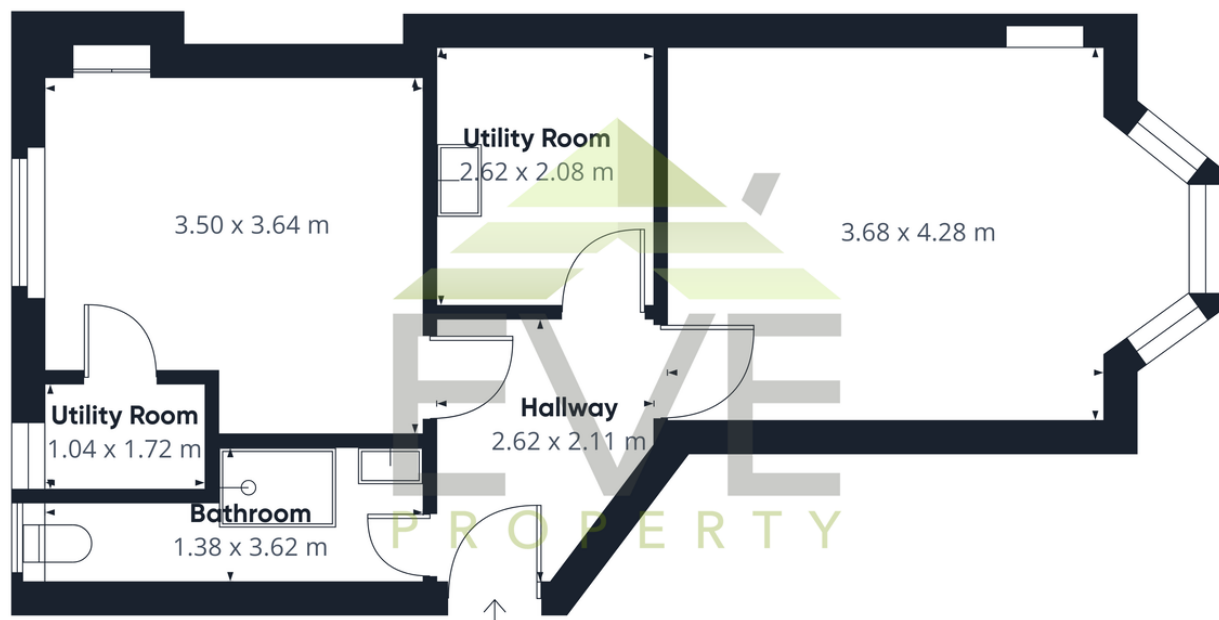
Perfectly positioned within walking distance of Dumbarton Town Centre, the property enjoys excellent public transport connections, with Dumbarton Central Railway Station just a short stroll away, providing regular services to Glasgow, Helensburgh and Edinburgh. The nearby A82 also offers convenient road links for commuters.





Dumbarton is a vibrant and well-connected town offering an excellent range of local amenities, including St James Retail Park with retailers such as Marks & Spencer, Asda, Morrisons, Lidl and Argos. Recreational facilities include Dumbarton Golf Club, The Meadow Leisure Centre, Sandpoint Marina on the River Leven and the nearby beauty of Balloch and Loch Lomond, all providing a wealth of leisure and outdoor pursuits. Glasgow City Centre is approximately 19 miles away, while Glasgow Airport is around 13 miles via the Erskine Bridge.

Early viewing is highly recommended to appreciate the accommodation, location and lifestyle opportunity this delightful property 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 and 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.