EVE PROPERTY







- Well-presented two-bedroom ground floor maindoor flat
- Sought-after Dumbarton East address
- Ideal for first-time buyers, buy-to-let investors or downsizers

8 Victoria Street, Dumbarton, West Dunbartonshire, G82 1HT

EVE Property are delighted to bring to the market this well-presented two-bedroom ground floor main door flat, situated within a sought-after address in Dumbarton East.







Property Description

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Set within a traditional red sandstone building, the property benefits from gas central heating, double glazing, a communal drying green and refuse area to the rear. In addition, there is a private garden section, providing an excellent outdoor space.

The property would make an ideal purchase for first-time buyers, buy-to-let investors or those looking to downsize.

The accommodation is entered via a UPVC front door into a welcoming reception hallway, with all apartments accessed off.

The spacious lounge offers comfortable living space and benefits from in-built storage. The fitted kitchen provides generous floor-standing and wall-mounted units, offering ample storage and workspace.

There are two well-proportioned double bedrooms, both benefiting from in-built hanging and storage facilities. Completing the accommodation is a family bathroom comprising WC, wash hand basin and bath with over-bath shower.

The property is decorated throughout in modern neutral tones, complemented by a combination of flooring and carpeting, creating a bright and appealing interior.













Situated within the heart of the Dumbarton East community, the property is ideally placed for a wide range of local amenities. Primary schooling is available at Leven Street, adjacent to the property, while further primary and secondary schooling can be found on Crosslet Road, approximately a 10-minute walk away.

Excellent transport links are readily available, with Dumbarton East railway station providing frequent services to Glasgow City Centre, as well as direct connections to Edinburgh, Helensburgh and Balloch, gateway to Loch Lomond. Local shops and St James Retail Park are virtually on the doorstep, adding further convenience to this appealing location.

Early viewing is highly recommended to appreciate the accommodation, location and potential this 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 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