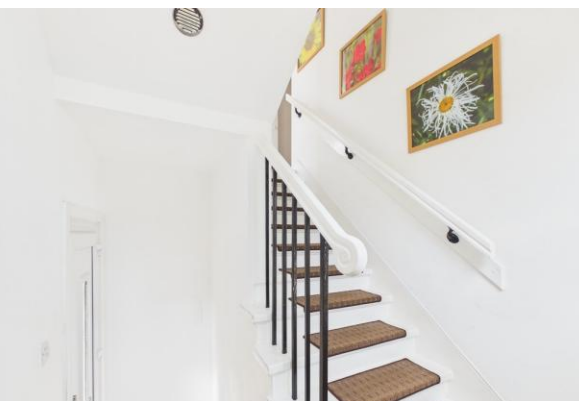
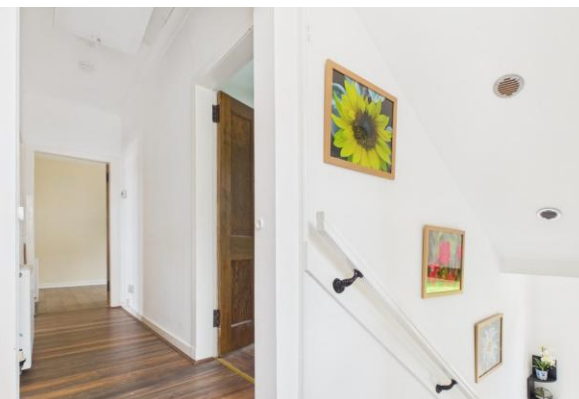




- Spacious three-bedroom upper cottage flat
- Bright bay-windowed lounge with feature fireplace
- Fitted kitchen with a generous range of floor and wall-mounted units

## 26a Cardross Road, Dumbarton, West Dunbartonshire, G82 4JG

EVE Property are delighted to bring to the sales market this spacious three-bedroom upper cottage flat, offering bright, well-proportioned accommodation ideally suited to first-time buyers or buy-to-let investors.



## Property Description

EVE Property are delighted to bring to the sales market this spacious three-bedroom upper cottage flat, offering bright, well-proportioned accommodation ideally suited to first-time buyers or buy-to-let investors.

The property is entered via a welcoming reception hallway with a staircase leading to the upper level, where all apartments are accessed. The generous bay-windowed lounge provides an attractive living space, complete with a feature fireplace, and offers access to the fitted kitchen.

The kitchen is well equipped with an excellent range of floor-standing and wall-mounted units, providing ample storage and workspace.

There are three generously sized bedrooms, with one accessed directly from the lounge, making it equally suitable as a formal dining room, home office or additional sitting room to suit individual requirements.

The family bathroom comprises a WC, wash hand basin and bath with an overhead shower.

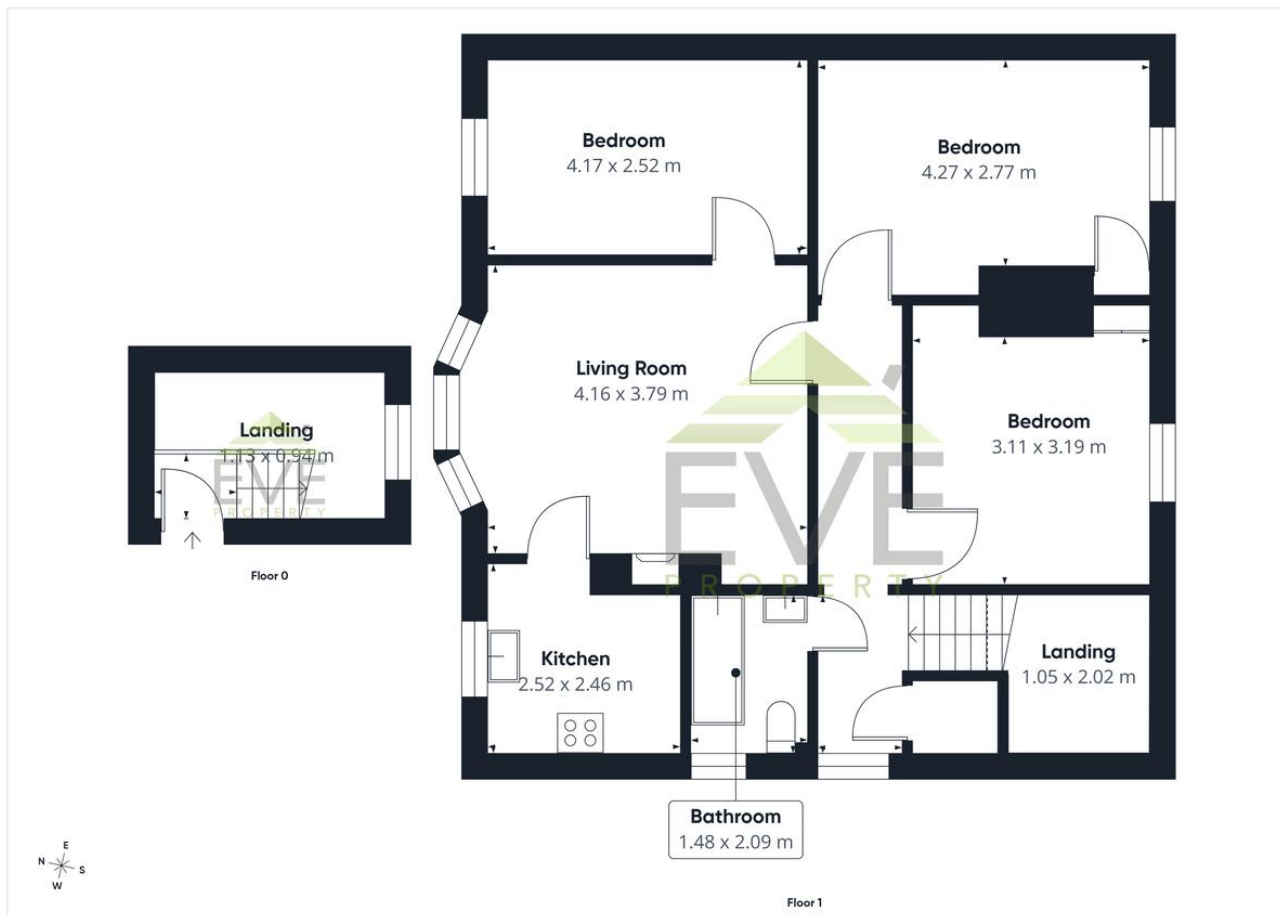
Externally, the property benefits from a shared drying green as well as a private garden area, offering excellent outdoor space.

Combining generous accommodation with flexible living space and outdoor gardens, this appealing upper cottage flat presents an excellent opportunity for a wide range of purchasers.





The property is conveniently placed on Cardross Road, Dumbarton and a short walk from Dalreoch train station offering direct rail links to Helensburgh, Balloch, Glasgow and Edinburgh. Cardross Road has local nursery, primary and secondary schooling in close proximity. Dumbarton is a short journey from Loch Lomond and Balloch Country Park where a variety of restaurants and leisure activities can be found. Shopping facilities to be found in Dumbarton and nearby Helensburgh and Clydebank. The A82 road links provide access to the Erskine Bridge, Glasgow and M8 network.



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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.