



**McArthur
Stanton**
Letting & Estate Agents

Flat 1

8 Williamson Avenue, Dumbarton, Dunbartonshire. G82 2AE

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Located within a sought-after pocket of Dumbarton, Flat 1, 8 Williamson Avenue is a rarely available one-bedroom ground floor traditional tenement flat that has views to the rear over The Common.

Internally the flat is bright and airy and offers around 520 square feet of living space. On entering there is a welcoming hallway which has a useful store cupboard. The lounge is a gorgeous room with a large bay window and a lovely recess area ideal for a small dining table and chairs. The lounge also has a feature fireplace with a gas fire.

The kitchen is fitted with white gloss units and worktops and has space for freestanding white goods. The kitchen is positioned to the rear of the flat and has views towards The Common.

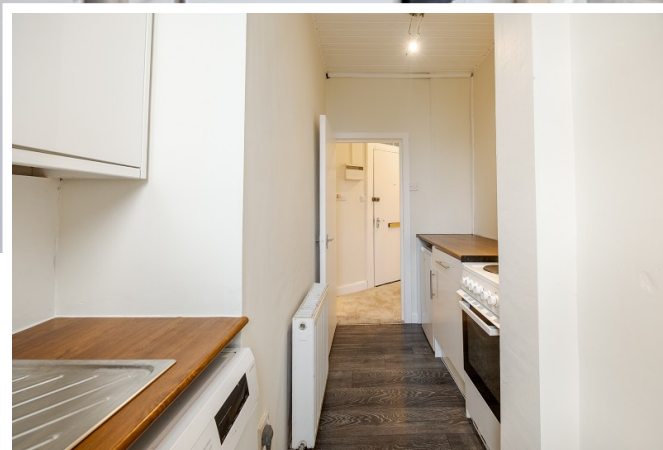
The property has one large double bedroom again facing the rear and having the advantage of various built-in store cupboards. The bathroom is fitted with a neutral suite, heated towel rail and wet-wall for ease of maintenance.

Externally and off-set to the rear of the property is a shared communal green with this particular flat having a private brick built outbuilding. To the front, on street parking is available directly outside the property.

EPC Band D
Council Tax band B



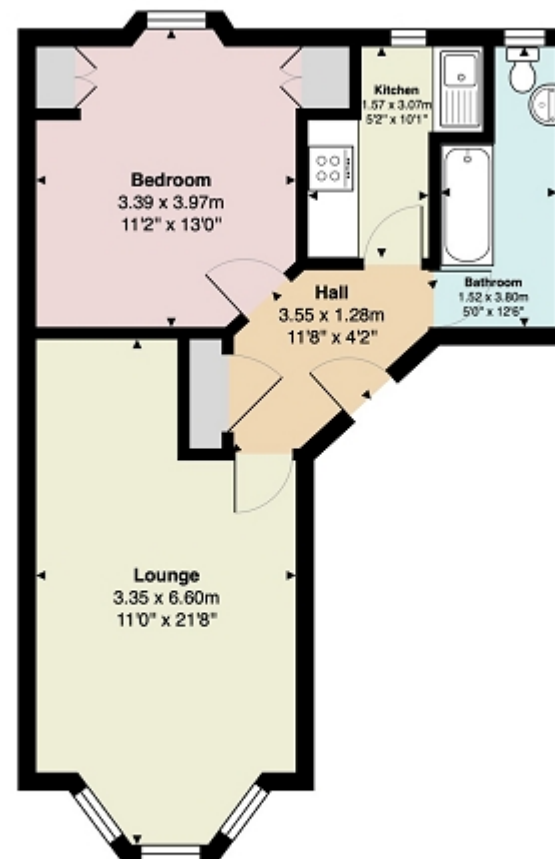
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Measurements

Hallway	11' 08" Max x 4' 02" Max or 3.56m Max x 1.27m Max
Lounge	21' 08" Max x 11' 0" Max or 6.60m Max x 3.35m Max
Kitchen	10' 01" Max x 5' 02" Max or 3.07m Max x 1.57m Max
Bedroom 1	13' 0" Max x 11' 02" Max or 3.96m Max x 3.40m Max
Bathroom	12' 06" Max x 5' 0" Max or 3.81m Max x 1.52m Max



Contact our office for further details



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NOTE: These details have been prepared for guidance only. 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 February 2026. If required, we can arrange for a property market appraisal to be carried out on your existing property.

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