





- Spacious two-bedroom upper maisonette flat
- Ideally located in the heart of Dumbarton Town Centre
- Short stroll to picturesque Levengrove Park

Flat 9, 25 Risk Street, Dumbarton, West Dunbartonshire, G82 1SE

EVE Property are delighted to bring to the market this spacious two-bedroom upper maisonette flat, ideally situated in the heart of Dumbarton Town Centre. Offering generous accommodation over two levels, the property is well maintained throughout and decorated in neutral tones, making it an ideal purchase for first-time buyers, couples or buy-to-let investors.







Property Description

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The property is accessed via a UPVC entrance door leading into a welcoming reception hallway, with a staircase providing access to the upper floor. The generously sized kitchen is fitted with a range of floor-standing and wall-mounted units, providing ample storage and workspace.

The large living room offers excellent space for both relaxing and entertaining, with a feature fireplace creating an attractive focal point and access through to an enclosed sun room. Featuring full-length windows, the sun room provides a versatile additional space, ideal for storage, laundry or drying purposes.

On the upper floor, there are two well-proportioned double bedrooms, both benefiting from built-in hanging and storage facilities. Completing the accommodation is the family bathroom, fitted with a WC, wash hand basin and bath with overhead shower, complemented by wall panelling.

Further benefits include double glazing, electric heating, neutral décor throughout and recently painted exterior finishes.

Dumbarton is a vibrant town offering an excellent range of local amenities, shopping facilities and transport links. St James Retail Park is conveniently located nearby, with a variety of well-known retailers and

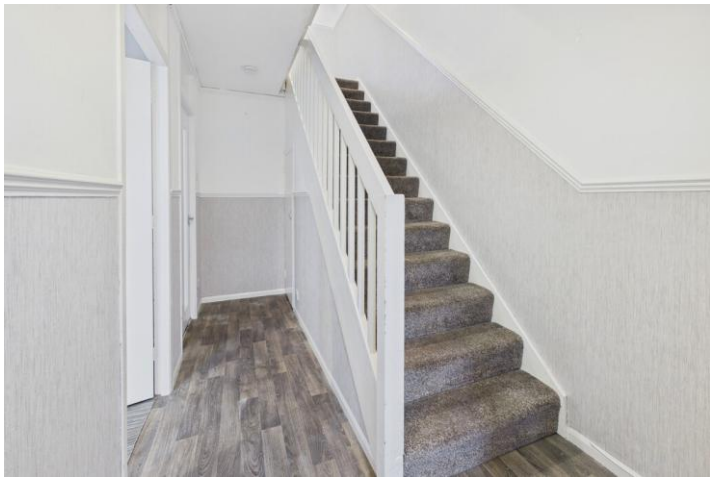












supermarkets, including Marks & Spencer, Asda, Argos, Morrisons and Lidl.

For those who enjoy the outdoors, the picturesque Levengrove Park is just a short stroll away, providing attractive open green space where the River Leven meets the River Clyde estuary. The town also benefits from its own golf course and the Meadow Leisure Centre, offering a range of leisure and recreational opportunities.

Commuters are well catered for, with Dumbarton Central railway station within easy walking distance and additional railway stations serving the surrounding area. Rail services provide connections to Glasgow, Edinburgh via Glasgow Queen Street and Helensburgh. The A82 road network also offers convenient access to Glasgow, approximately 19 miles away, while Glasgow Airport is around 13 miles away via the Erskine Bridge.

The beautiful shores of Loch Lomond and the popular village of Balloch only a short drive away. Golf enthusiasts will also appreciate the selection of nearby courses, including Cardross and The Carrick, with the renowned Loch Lomond Golf Club further afield at Luss.

Early viewing is recommended to appreciate the space, 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