

EVE
PROPERTY



TWO BEDROOM SECOND
FLOOR FLAT

TRADITIONAL SANDSTONE
BUILDING

GAS CENTRAL HEATING

LARGE LOUNGE

2/2, 11 Station Road, Dumbarton, G82 1SA

EVE Property bring to the open market a two-bedroom second floor flat, an ideal first time buyer purchase. Positioned on the corner of a well-maintained traditional sandstone building this property offers spacious accommodation with gas central heating and is within walking distance to Town Centre and Rail Links to Glasgow and Edinburgh.

Offers Over £52,500



Property Description

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Formed as part of a traditional tenement building the property comprises entrance hallway leading to all rooms, spacious lounge neutrally decorated with carpeted flooring and feature corner bay window allowing natural light to showcase the rooms features. Fitted kitchen equipped with washing machine, electric oven, gas hob and hood and freestanding fridge freezer. This spacious kitchen is complimented with shaker style fitted units allowing for plentiful storage solutions, neutral décor and fitted worktop. The property offers two good sized bedrooms. The bathroom is partially tiled and consists of white three-piece suite with electric shower over bath. This property further benefits from gas central heating, double glazing and communal rear gardens.

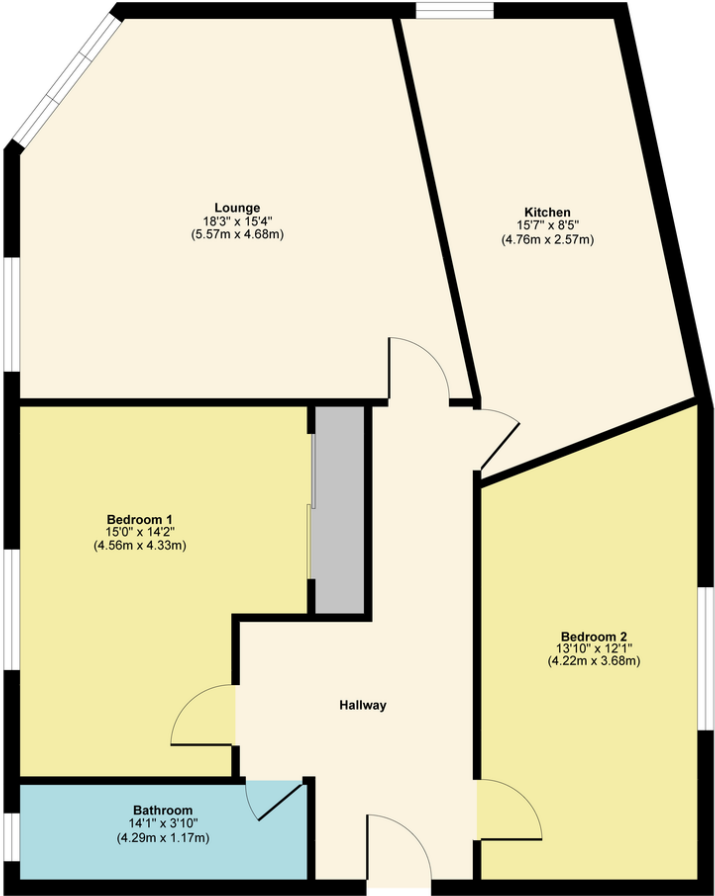




Station Road, Dumbarton is centrally positioned and a short walk to Dumbarton Town Centre and St. James Retail Park offering a variety of shops and supermarkets. Dumbarton Leisure Centre and Medical Centre are close by. Dumbarton Central Rail Station offers transport links to Glasgow City Centre, Edinburgh, Balloch and Helensburgh. Station Road is close to A82 road links offering an accessible commute to Glasgow, Glasgow Airport, Erskine Bridge and M8 network.



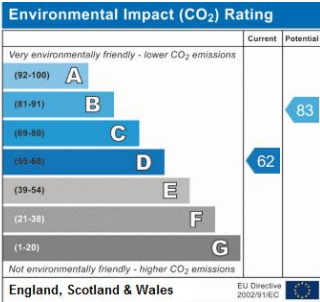
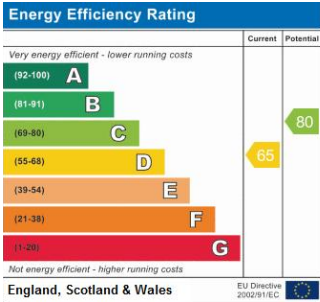
11 Station Road, Dumbarton



Floor Plan
Approximate Floor Area
914 sq. ft
(84.87 sq. m)

Approx. Gross Internal Floor Area 914 sq. ft / 84.87 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

- LOUNGE
18' 3" x 15' 4" (5.57m x 4.68m)
- KITCHEN
15' 7" x 8' 5" (4.76m x 2.57m)
- MASTER BEDROOM
14' 11" x 14' 2" (4.56m x 4.33m)
- SECOND BEDROOM
12' 0" x 13' 10" (3.68m x 4.22m)
- BATHROOM
14' 0" x 3' 10" (4.29m x 1.17m)



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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