



ONE BEDROOM FIRST FLOOR  
FLAT

QUIET LOCATION NEXT TO  
LEVENGROVE PARK AND  
RIVER LEVEN

PERFECT LOCATION FOR RAIL  
LINKS TO GLASGOW CITY

20a Westbridgend, Dumbarton, G82 4AB

EVE Property welcome to the open sales market a spacious and bright traditional style one-bedroom apartment located in the exceptionally popular Westbridgend, Dumbarton. Set in the first floor of a handsome sandstone building, this lovely property is conveniently located for all amenities including local railway stations, main bus routes and is a short walk to Levensgrove Park and the bustling Town Centre.

Offers Over £68,500





## Property Description

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Exceptionally well presented, this flat has been very well cared for and upgraded throughout the current period of ownership, with the communal building fantastically well maintained with a recently fitted communal roof, manicured shared gardens, fresh décor to the common close and secure door entry.

Upon entering the flat, the tone is set with light fresh décor throughout as well as quality fixtures and fittings. The hallway offers a large storage cupboard with plumbing for a washing machine and is complemented with wide panelling light walnut flooring continuing to the dining kitchen. The lounge is generously portioned to accommodate modern furnishing and features a beautiful bay window allowing natural light to flood into the room showcasing the white painted corning, neutral décor and carpeted flooring. The fantastic dining kitchen is a real treat with pleasant views of the rear gardens and generous space for entertaining. The kitchen offers white shaker style cabinets with a black speckle worktop, tiled splash back and built in electric oven, hob and hood. Within the kitchen is a utility room that currently houses the boiler and fridge freezer. The decoration style continues into the large double bedroom, offering soft tones with carpeted flooring and ample space for modern living. The fully tiled bathroom completes the accommodation with white three-piece suite and electric shower over bath.



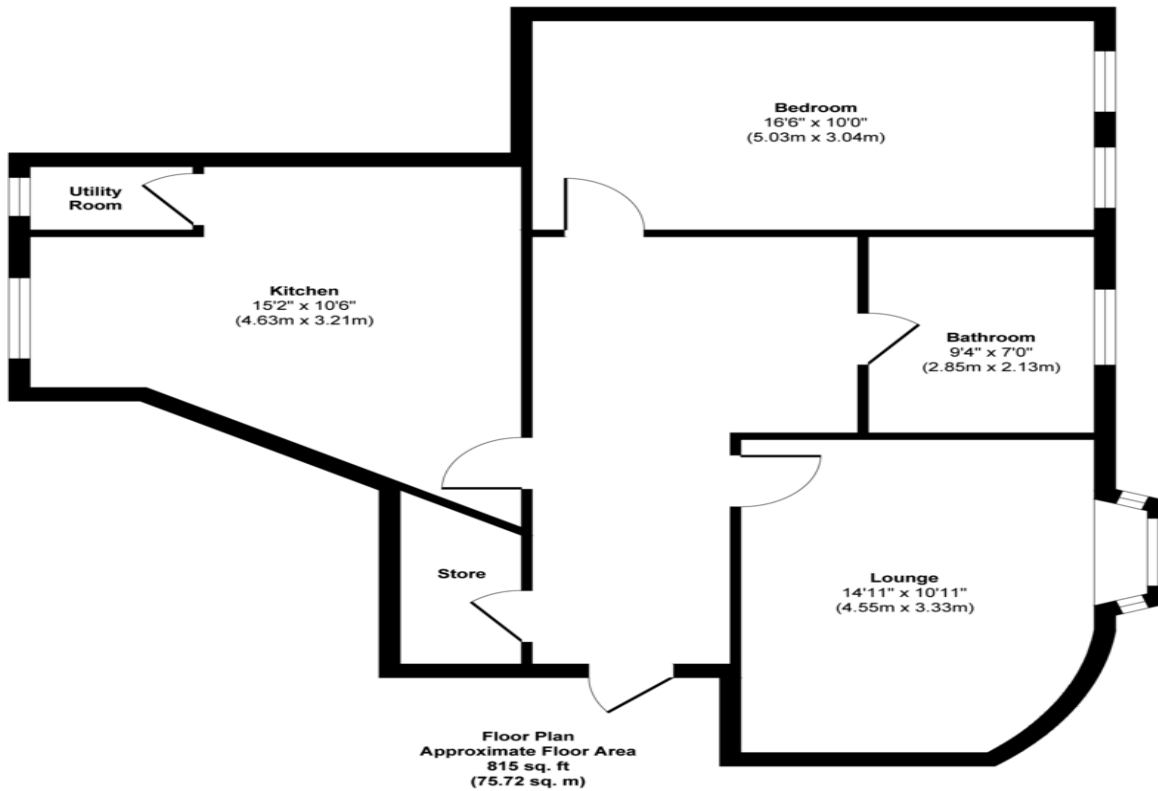




A beautifully presented and well-maintained property a few minutes' walk from Levensgrove park and further benefiting from full thermostatically controlled gas central heating with individual radiator thermostats and double glazing. The property is conveniently placed a few minutes' walk from Dalreoch train station offering direct rail links to Helensburgh, Balloch, Glasgow and Edinburgh. 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.



## West Bridgend



**Approx. Gross Internal Floor Area 815 sq. ft / 75.72 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

Room measurements have been taken from the widest points.

### LOUNGE

14' 11" x 10' 11" (4.55m x 3.33m)

### KITCHEN

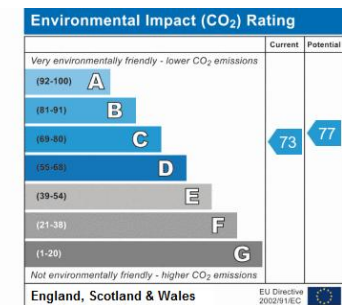
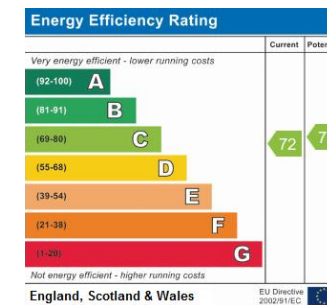
15' 2" x 10' 6" (4.63m x 3.21m)

### BEDROOM

17' 4" x 9' 11" (5.30m x 3.04m)

### BATHROOM

9' 4" x 6' 11" (2.85m x 2.13m)



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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.