



ONE BEDROOM SECOND
FLOOR APARTMENT

NEW KITCHEN, SHOWER
ROOM AND WINDOWS

MODERN DÉCOR
THROUGHOUT

Hartfield Court, Dumbarton, G82 2ET

Offers Over £67,995

EVE Property are pleased to present to the open sales market an immaculate fully modernised one-bedroom second floor flat in the ever-popular Hartfield Court, in the heart of Dumbarton. Situated a few minutes' walk from the town centre, Dumbarton Central train station, and a host of amenities including stylish restaurants, bars and coffee shops, this modern property will be sure to appeal to a wide variety of discerning buyers. To save disappointment, book an early viewing!



Property Description

Formed over four levels with twelve apartments in total, the fabric of the building has been extremely well maintained as has the beautiful communal grounds surrounding. Access is via secure door entry into the carpeted close which benefits from an appointed factor, there is also the all-important allocated private parking.

Upon entering the flat, the tone is immediately set for the quality of décor and finish throughout, with a contemporary and neutral colour palette combined with modern fixtures, fittings and floor coverings all adding to the already generous sense of space and light.

The welcoming hallway is painted in soft matt grey with matching quality laminate flooring which is themed through the footprint of the property.

The fabulous living room is generously proportioned, light and bright with newly fitted windows flooding the space with natural light.

A newly fitted kitchen off the living room is beautifully finished in crisp white with matching handleless gloss cabinetry, contrasting grey splashback and speckled worktops completing the sophisticated look. Fully equipped with a new electric oven and hob with space to accommodate a washing machine and fridge freezer, the new owners have scope to add their own finishing touches to suit their requirements and colour touches.

The double bedroom is ample in size and features large picture windows, a double built in wardrobe finished with sliding mirrored doors and fresh décor creating a bright and peaceful room. The shower room has been fully refitted, and features contemporary fixtures including a double sized rain fall shower, clear glass





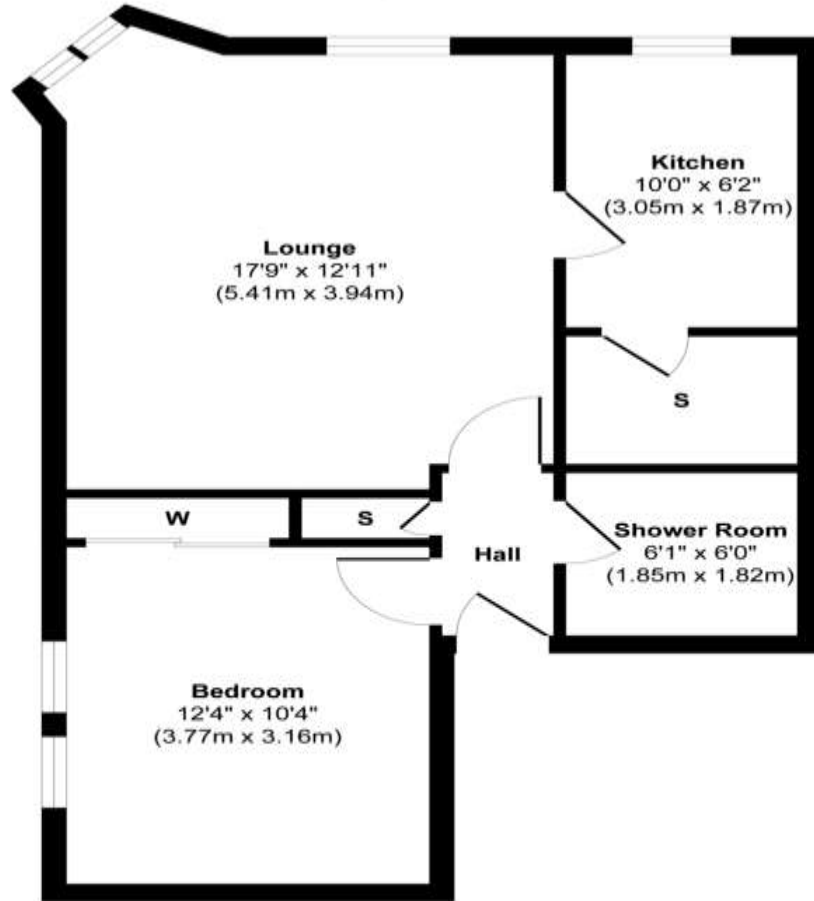
shower guard, swish toilet and sink combined vanity suite with useful storage under. The room is finished in en trend matte grey metro tiles, further enhancing the clean, modern, low maintenance style .



Properties of this type and location are rare to the market. The property is conveniently placed a few minutes walk from Dumbarton rail 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.

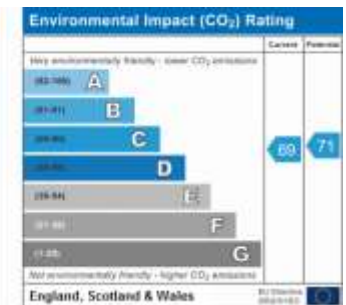
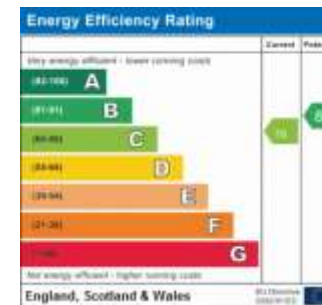


11, 1 Hartfield Court, Dumbarton, G82 2ET



Floor Plan
Approximate Floor Area
503 sq. ft
(46.78 sq. m)

Approx. Gross Internal Floor Area 503 sq. ft / 46.78 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



1 Herschell Street, Anniesland,
 Glasgow, Lanarkshire, G13 1HR

www.eve-property.co.uk
 0141 255 0020
 hello@eve-property.co.uk

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