



TWO BEDROOM TOP FLOOR  
FLAT WITH VIEWS OF  
KNOXLAND SQUARE

FRESHLY DECORATED  
THROUGHOUT

GAS CENTRAL HEATING

## Knoxland Square, Dumbarton, G82 1HS

Offers Over £74,000

EVE Property are delighted to welcome a charming two-bedroom top floor apartment situated at the centre of Dumbarton and enjoying beautiful, serene views of Knoxland Square. This lovely property is perfectly placed with a host of amenities in close proximity including restaurants, bars and coffee shops, as well as local railway stations, main bus routes and is a short walk to Levensgrove Park and the bustling Town Centre. This particular property will captivate those looking to settle in the neighbourhood and, as such we anticipate fervent interest from a wide range of buyers - schedule your viewing appointment to avoid missing out!





## Property Description

Entry is via the communal door to the well maintained close stairwell to the second floor, with ingress to the main entrance and reception hall, where the light and bright theme sets the tone for the property throughout and connects to all apartments off.

To the left of the hall the south facing lounge is beautifully presented, with fresh matte white decor, quality laminate oak flooring and a striking feature floating electric fire. Alcove shelving to display family trinkets curated over the years is adjacent to the large picture window, affording tranquil views of the square below. South facing, this is a lovely room to enjoy - perfect for relaxing after a busy day or indeed entertaining friends!

The beautiful modern fitted kitchen hosts a range of wall and floor mounted cabinetry finished in chic white gloss with contrasting black laminate worktops, providing an efficient, linear space. An electric oven and matching chrome hood, black glass hob, stainless steel sink and drainer with matching mixer faucet is dressed with a crisp brilliant white metro tiled splashback. Calming sea green walls further accentuates the care and attention to detail the vendors' have taken when styling and designing the room, with under-counter washing machine and free-standing larder fridge freezer to be included in the sale.

To the rear of the property the master bedroom boasts a wonderful walk-in dressing room, ideal for storage or as a small home office. Deep pile soft carpet with and light shaded walls combine with the large picture windows, allowing natural light to pour in making this large room feel light and airy yet cosy.





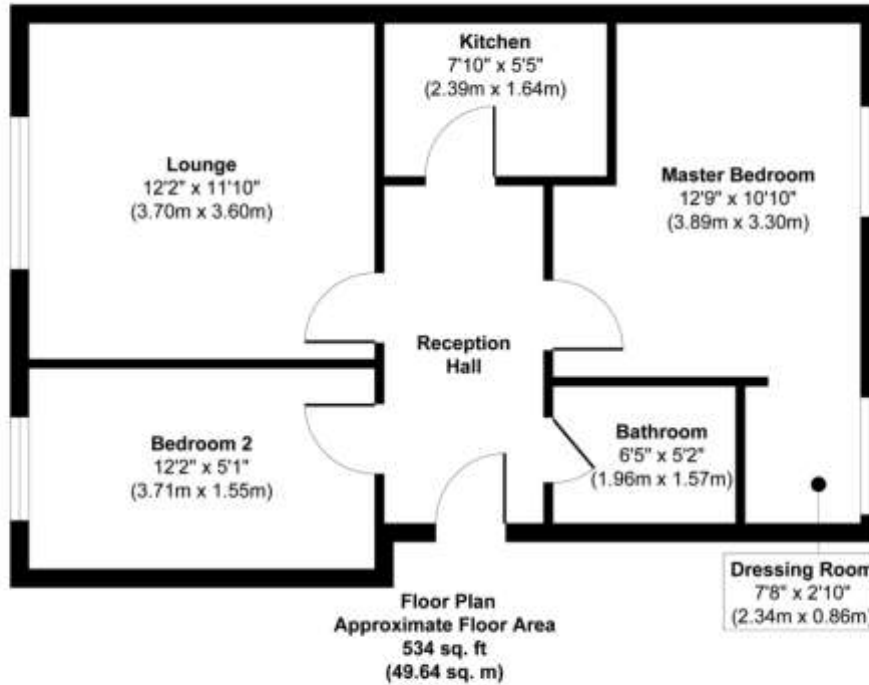
The second bedroom to the front is similarly decorated, and provides the new owner with a space that could be utilised as a play room/craft room, or indeed a further bedroom - the possibilities are endless!

The fully tiled bathroom completes the specification with a three-piece suite in white with electric shower over the bath. This property further benefits from full thermostatically controlled gas central heating and double glazing.

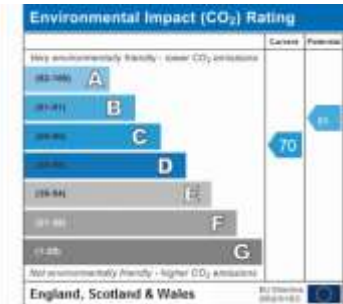
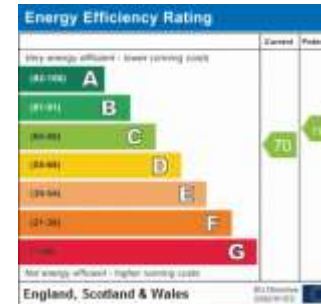
Properties of this type and location are rare to the market. The property is conveniently placed a few minutes walk from Dumbarton East rail station offering direct rail links to Helensburgh, Balloch, Glasgow and Edinburgh. Dumbarton is a short journey from Loch Lomond and Balloch Country Park where 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.



**Flat 2/2, 11 Knoxland Square, Dumbarton, G82 1HS**



**Approx. Gross Internal Floor Area 534 sq. ft / 49.64 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property



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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