



THREE BEDROOM TOP FLOOR
FLAT

STYLISH DECORATION
THROUGHOUT

GAS CENTRAL HEATING

SECURE DOOR ENTRY

Glasgow Road, Dumbarton, G82 1DP

Offers Over £128,500

EVE Property are delighted to present to the open sales market a beautiful three bedroom top floor apartment in the venerated "C" listed tenement buildings on Glasgow Road, East Dumbarton. Exceptionally rarely available, this impeccably curated property is a real treat to behold and has been upgraded throughout the current owners proprietorship, creating an unmatched blend of traditional and contemporary styling and, as such, we would anticipate significant interest in those looking to settle in a truly unique property within this particular location. Schedule your viewing appointment today to avoid missing a fabulous opportunity!



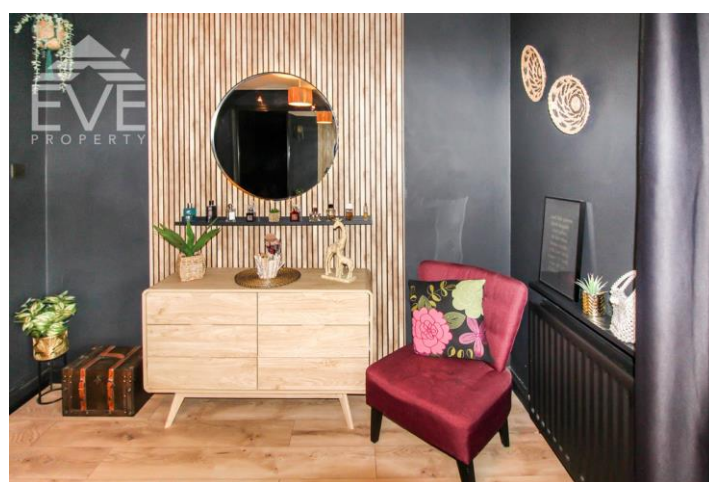
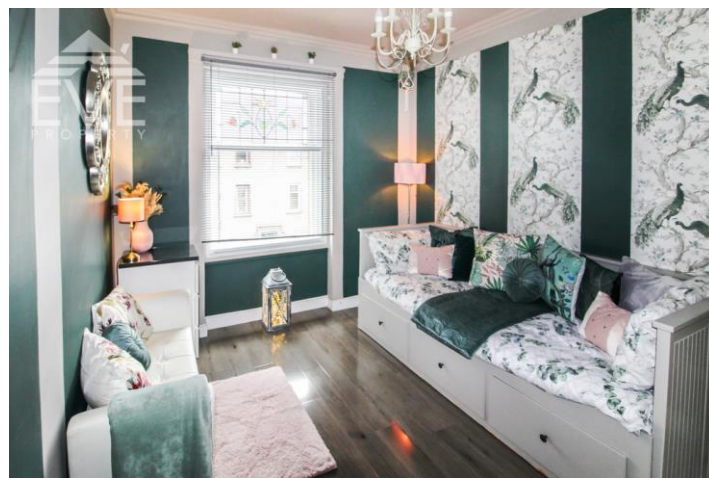
Property Description

Munificently dimensioned and proportioned throughout and with extended height ceilings, this flat is nestled amongst similarly designed abodes and proffers a rich variety of amenities, transport options in addition to restaurants, bars and shops. With the tranquil shores of Loch Lomond nearby, the best of both worlds can easily be enjoyed by the new owners. Set within a handsome blonde sandstone building with pretty, stained glass sash and case windows to the frontage, the kerb appeal is both striking and memorable!

Ingress is via secure door entry to the maintained common close which is factored by the residents themselves, ensuring preservation of the building on an equitable budgeted basis. Upon entering number 209/flat five, the tone is set for all that lies within - vibrant decor hues, attention to detail, and quality flooring and fixtures in abundance. The large open hallway has all apartments off and is monochrome with charcoal grey laminate flooring, black four panel doors, crisp white matt shades and vertical stripe dark wallpaper, creating a lovely, warm backdrop.

The living room to the front is replete with natural light from the large triplicate bay window formation, with royal blue walls and focal sunflower yellow ceiling fusing beautifully with the mid-oak laminate flooring. The traditional niche recess is adorned with faux, en-trend vertical slats courtesy of wallpaper, whilst there is a focal point pure white wooden fire surround with solid plinth and electric inset fire to enjoy cosy nights in. The brass chandelier light fitting adds further theatre to this showstopper room.



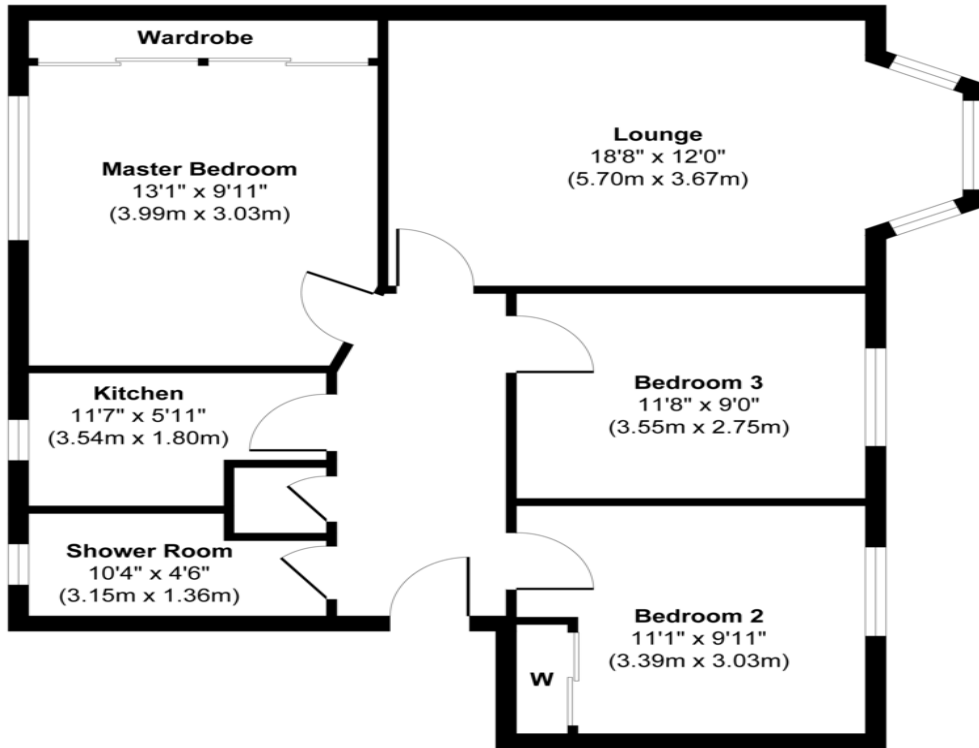


The galley style kitchen comes fully equipped with free-standing appliances that are included in the sale - a great cost saver when moving in! Wall and floor mounted cabinetry in Nordic white tongue and groove with black cup handles and topped with dapple anthracite laminate work surfaces create a linear look and finish. There is a four burner black gas hob with stainless steel oven and inset sink with mixer, whilst the larder fridge freezer and washing machine have recently been upgraded. A white perspex plastic splashback, under cabinet led lighting and faux tiling blue and grey cooker panel finish the space perfectly.

There are three double bedrooms within the property, one of which could, due to the flexibility of the space be utilised as home office, playroom or dining room. To the front, both rooms are bright and have been touched with an interior designer finish, with distinctive feature wallpaper and bold matte wall colouring adding to the elegant sanctuary of each space. The larger of the two comes with in-built storage, bedroom three offers free standing wardrobes are included in the property sale. The master bedroom continues this theme with soothing tones, light oak laminate flooring, in-built wardrobes and uninterrupted views of the back gardens - a perfect space to unwind after a busy day.

The shower room completes the internal specification and has a newly professionally installed suite to include square cubicle with thermostatically controlled shower, combination vanity suite with concealed cistern, dual flush w.c and basin with useful storage under. The owner has also created an illuminated shelving unit - perfect for storing fluffy towels! The apartment itself fully equipped with walk-in storage cupboards - a rare commodity in modern counterparts.

Flat 5, 209 Glasgow Road, Dumbarton, G82 1DP



Floor Plan

Approx. Gross Internal Floor Area 788 sq. ft / 73.20 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

The rear gardens are bound by wall and wrought iron fencing for enclosed privacy and security. Each owner has access to the drying greens as well as caring for their own delineated part of the garden. There are mature shrubbed areas and a patio to enjoy the sunshine - a perfect spot for relaxing or entertaining in equal measure. There is also an individual cellar to store those all important deck chairs and parasols!

Properties of this scale, character and calibre are highly coveted due to their exceptional finishes and rare availability and we would therefore anticipate a higher than usual interest from motivated buyers - call our friendly sales team today to index your interest.

Glasgow Road is conveniently placed close to Dumbarton East 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.

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