



- TWO BEDROOM GROUND FLOOR APARTMENT
- DOUBLE BEDROOMS WITH MASTER ENSUITE SHOWER ROOM
- PRIVATE PARKING BAY WITH ADDITIONAL VISITOR SPACES
- WELL MAINTAINED GROUNDS

Ground Right, 46 Strathleven Place, Dumbarton, G82 1BA

Offers Over £125,000

Eve Property are very proud to present to the open sales market an exceptional ground floor two bedroom luxury apartment set in the much coveted Strathleven Place, Dumbarton. Set in a peaceful enclave with no passing traffic, this beautifully presented flat is generously proportioned and dimensioned throughout and will be of significant interest to a wide range of buyers looking to settle in the area - as such we would encourage registering early interest to avoid missing out!



Property Description

Built in recent years by Turnberry Homes, this generously proportioned modern flat is set back from the road in a cul-de-sac with beautifully manicured communal gardens, there is the added bonus of allocated private residents parking and plentiful visitors parking - along with fantastic road links to Glasgow and surrounding areas with Dumbarton Central train station a short walk.

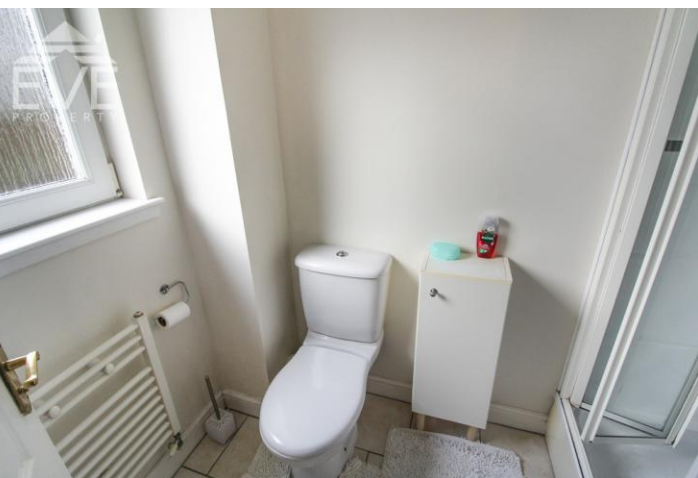
Positioned on the ground floor with open aspects to the front, the building itself is a lovely honey brick and white render construction, with large windows allowing light to bathe the communal close. Entry is via secure door to the perfectly maintained carpeted common hallway - the large windows gives the space lots of natural sunlight and adds to the sense of space the building offers.

Upon entering the flat you are immediately impacted by the sense of space on offer as well as the care and attention to detail the current owner has used when designing the interior decor, which has created an immaculate and relaxing space. The hallway is decorated in soft neutral hues and deep pile carpeting providing a warm welcome to all who visit.

The living room is bathed in natural light with bay windows and full height double glass doors giving access to the Parisienne Balcony, with open uninterrupted aspects. Cream walls and thick pile grey carpet gives the room a luxurious look and feel and further enhances the generous space on offer - a wonderful place to relax or entertain in equal measure!

The fabulous dining kitchen has been cleverly designed to offer a dining area and comes with an abundance of fitted wall and floor units in shaker cherry-oak and





topped with striking speckled charcoal worktops. There is an integrated washing machine, integrated dishwasher, integrated under counter fridge and freezer, stainless steel four burner gas hob with matching oven and extract canopy, 1.5 sink and drainer and a tile surround.

Both double bedrooms come with built in wardrobes, thick pile carpet, triplicate picture windows flooding the space with sunlight and tasteful decoration. The master en-suite has a walk-in shower enclosure with an electric shower, pedestal sink and low flush w.c, with porcelain wall and floor tiles.

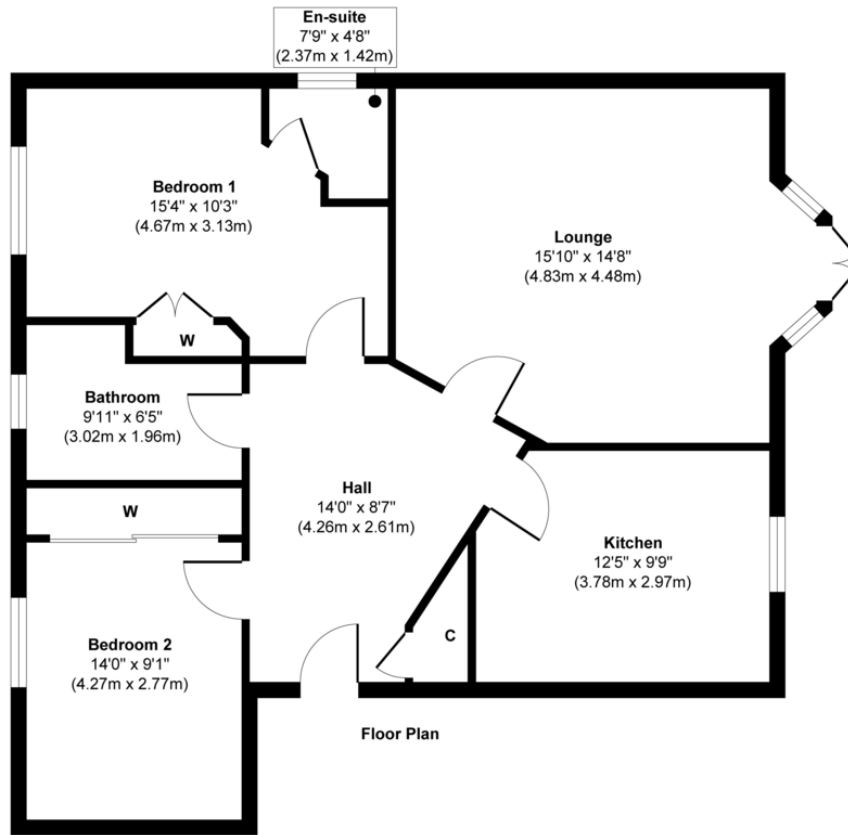


The bathroom completes the accommodation - offering a white three piece suite and finished with partial tiles and crisp white walls.

The property is further enhanced with full thermostatically controlled gas central heating with individual radiator thermostats, double glazing and secure door entry.

Strathleven Place is a sought after Dumbarton address that 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, Balloch and Helensburgh. Strathleven Place is close to A82 road links offering an accessible commute to Glasgow, Glasgow Airport, Erskine Bridge and M8 network.

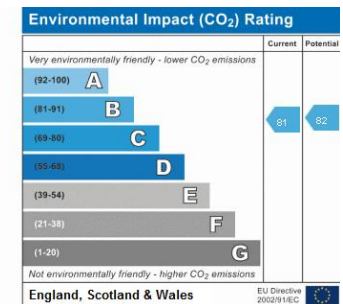
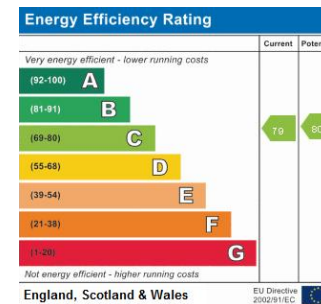




Floor Plan

Approx. Gross Internal Floor Area 849 sq. ft / 78.90 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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