



## Flat 1/2, 20 Bonhill Road, Dumbarton, West Dunbartonshire, G82 2DQ

Light, Well Presented & Spacious, Two-Bedroom, First-Floor Flat

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# Property Description

Light, well presented and spacious, two-bedroom, first-floor flat, forming part of a traditional stone-built tenement. Conveniently located in the heart of Dumbarton, West Dunbartonshire, northwest of Glasgow.

Comprises an entrance hall, living/dining room, kitchen, two double bedrooms, a box room and a shower room.

Highlights include tall ceilings and generous room sizes, a fitted kitchen with appliances, quality hardwood flooring, double glazing and fitted window blinds. In addition, there is period cornice work, a bright modern bathroom, a walk-in storage room, gas central heating, and a secured entry system.

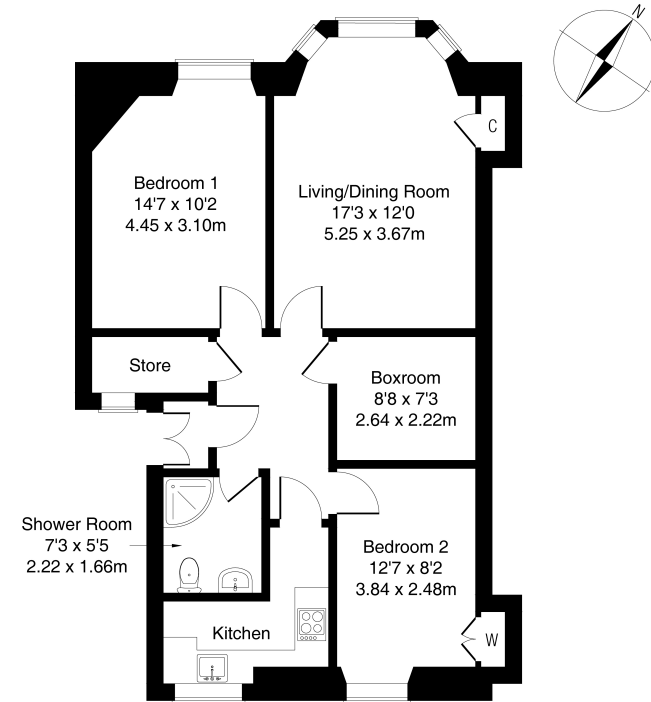
Externally, there is a shared drying green to the rear, whilst Dumbarton Railway Station and extensive shopping are just minutes away.

The entrance hall affords access throughout, with quality hardwood flooring extending to the front-facing living/dining room which features a large bay window, period cornice work, a central light fitting and downlights, and a storage cupboard. Set to the rear, with scenic views, the kitchen is fitted with modern units, stone effect worktops, a stainless steel sink and a tiled surround. Appliances include an integrated oven and electric hob; and a freestanding washing machine and fridge/freezer.

To the front, bedroom one features newly fitted carpeting, and ample space for freestanding bedroom and storage furniture; whilst bedroom two is set to the rear, similarly well sized, featuring a built-in wardrobe. Set internally off the hall, a flexible box room could be used as a study/office or further storage. Completing the accommodation, the shower room is fitted with a modern suite, a mains mixer shower, storage units and a ladder-style radiator.

A 360 Virtual Tour is available online.

**mov<sup>8</sup> Flat 1/2, 20 Bonhill Road, Dumbarton, G82 2DQ**  
REAL ESTATE Estate Agents and Solicitors Approximate Gross Internal Area: (732 sq ft - 68 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Once the capital of the Kingdom of Strathclyde, Dumbarton is inland from the north bank of the River Clyde and astride the River Leven. With easy access to the A82 for further connections to and from the central belt motorway network, the area is also well-served by three railway stations. Situated centrally, is St James Retail Park, which offers a 24-hour ASDA superstore, local facilities,

and retail outlets. Schooling in the area is catered for by Dumbarton Academy and Our Lady & St Patrick's high schools, with a number of primary schools available throughout. With a wealth of walks and cycle paths along the River Leven, other recreational activities such as The Meadow Leisure Centre, Levensgrove Park, golf courses, and local parks are all available within easy reach.





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