



Estate Agents and Solicitors

Flat 12, 6 Station Road, Dumbarton, West Dunbartonshire, G82 1RZ

Light & Tastefully Presented, One-Bedroom, Third (Top) Floor Flat

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Property Description

Light and tastefully presented, one-bedroom, third (top) floor flat, forming part of a traditional stone-built tenement. Conveniently located, close to the Rail Station and extensive shopping in the heart of Dumbarton, in West Dunbartonshire, northwest of Glasgow.

Comprises an entrance hallway, living/dining room, kitchen, double bedroom, and bathroom.

An ideal starter home or buy-to-let, finished in neutral decor, within a desirable location with northward skyline views of the Trossachs landscape. In addition, there is a modern bathroom, a stylish integrated kitchen, and gas central heating.

There is also a shared green and drying yard to the rear; and unrestricted on-street parking to the front and surrounding streets.

A welcoming entrance hall affords access throughout the property, with a spacious living room set to the front, featuring a large bay window allowing plentiful natural light, carpeted flooring, and a wall mount TV point.

Set internally off the hall, a stylish kitchen is fitted with modern units, wood-effect worktops, a sink with a drainer, a tiled surround; and a range of integrated appliances including an oven, a gas hob, a washing machine, and a fridge/freezer.

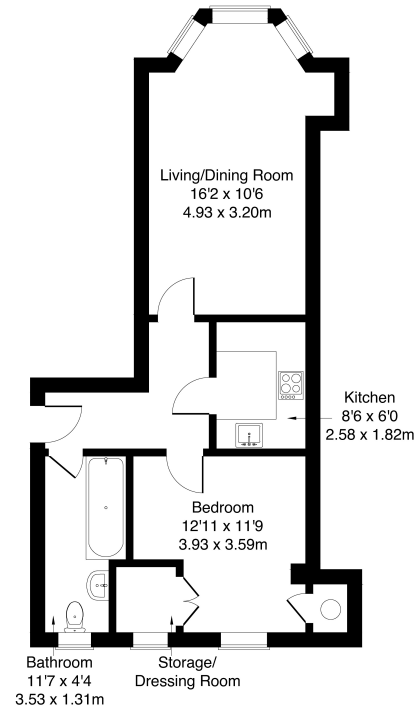
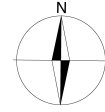
Set to the rear, a generous double bedroom is tastefully finished, with light decor, carpeted flooring, and a central light fitting, while providing superb storage provision with a walk-in dresser, also with a rear-facing window.

Completing the accommodation, the bathroom is fitted with a modern three-piece suite including a shower over the bath, tiled splash walls and a ladder-style radiator.



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Approximate Gross Internal Area: (538 sq ft - 50 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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