






PROPERTY
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Meadowbank Street
Dumbarton
G82 1SD

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Offers Over £54,000

This traditional one bedroom flat is situated on the top (3rd) floor of an attractive red sandstone building and is in a great location really handy for all amenities.

The building itself is entered via security controlled main door at the front opening to a well maintained close with stairs leading to all levels. At the rear the gardens are well tended and comprise good size lawn with chipstone borders and drying poles

The property itself would make an excellent first time buy or would be a very popular buy to let property as it is in a very popular location and would work for anyone locally or indeed someone commuting to Glasgow. The subjects are already tenanted at a rent of 425 per month.

Internally the apartment has been well maintained and measures around 400 sq ft which makes this a great starter property for someone looking for their first home.



Home Report Valuation
£55,000

Council Tax Band A

EPC Rating C



The accommodation comprises entrance hallway, bright lounge living room at the far side which has a window at the rear and is open plan to the kitchen area. The far end of this room has a worktop at the far side under the window with storage cupboards underneath and plumbing for the washing machine, space for fridge freezer and plenty of power points.



Adjacent to this is the recess kitchen area where there are further floor and wall mounted matching storage cupboards and built in hob, oven and extractor hood. Also here is the sink and drainer and a further window to the rear overlooking the gardens.

The double bedroom is a good size and has fitted wardrobes to one side. Window to the rear, fresh decoration and fitted carpet.

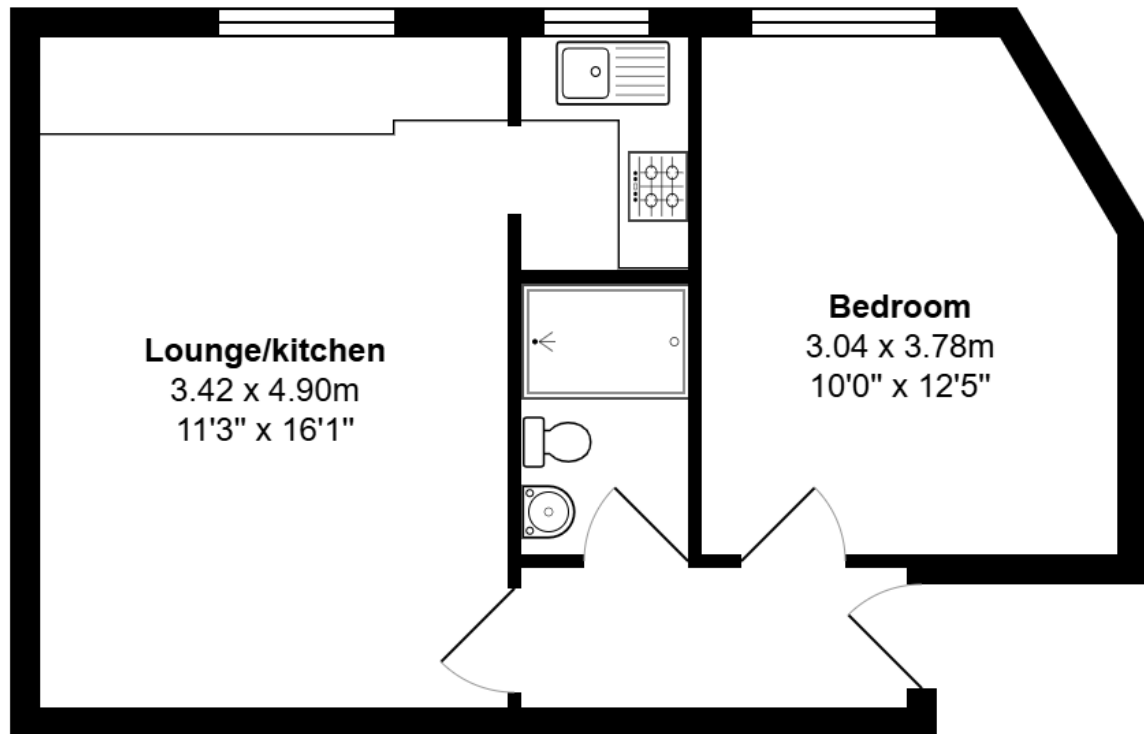
The shower room has a three piece suite comprising shower enclosure with mains shower and screen, wash hand basin and w.c.



The property further benefits from gas central heating and has double glazing.

Vendor Comments

Such a great location as only a walk away from the retail park and also so handy for both bus and rail links to Glasgow.



All measurements are approximate and for display purposes only

Total Area: 36.3 m² ... 390 ft²

Location

Within a 5-minute walking distance of town centre. Dumbarton offers local shopping, sports and recreational facilities. The neighbouring areas cater for a wider range of sports and leisure activities. The A82 and the A814 give access to the motorway network providing easy commuting to most major towns and cities throughout the western and central belts of Scotland. Dumbarton Central Railway Station is close at hand offering 6 trains per hour into the heart of Glasgow City Centre. Connections are also available to Edinburgh Waverley, Helensburgh and Balloch, Loch Lomond





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