





McEwan Fraser Legal

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WEST BRIDGEND, DUMBARTON, WEST DUNBARTONSHIRE, G82 4AD

Dumbarton is a small historic town that sits beside the junction of the River Leven and River Clyde, 15 miles downstream from Glasgow City Centre. Dumbarton Castle, or the 'Rock', is an ancient fortress and was the capital of the Kingdom of Strathclyde in the 8th and 9th centuries. The town and surrounding area became a Royal Burgh in 1222. For 600 years, much of the history of the town is reflected in the history of Dumbarton Castle. William Wallace was imprisoned here for a short time after his capture, before the castle was described by King Henry VIII of England as "the key to the realm". It was here the six-year old Mary Queen of Scots departed for France for her safety. The Castle is an official Scottish Royal Fortress, along with Edinburgh and Stirling, and the reigning monarch, on his or her coronation, comes to the Castle for the ceremony of handing over the keys. Famous for shipbuilding and marine engineering in the latter part of the last century, in recent years Dumbarton has seen many changes with extensive improvements to roads and facilities. It is now the administrative centre for West Dunbartonshire. Dumbarton offers all the facilities of a small town, which are conveniently placed within walking distance of Westfield.

Dumbarton has several good secondary and primary schools, and is well served by public transport, including an excellent railway station (short walk). The town has three public parks, a theatre, a large public library, sports complex and leisure pool. Within a few miles North of Dumbarton is The Loch Lomond National Park, with walks, sailing and all manner of outdoor activities available all year round. To the West, is the attractive seaside town of Helensburgh. A few miles further West, the Western Highlands wait to be explored offering extensive walking and the opportunity to go ski-ing, climbing or sailing. McEwan Fraser Legal are delighted to introduce to the market and offering Part Exchange, this truly unique three bedroom upper apartment in one of Dumbarton's most sought after locations. The property has been upgraded by the current owner and is complemented by fresh stylish décor which will impress even the most discerning of buyers. This property will provide substantial accommodation for those with a growing family and great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. Room usage throughout can be adapted to meet individual purchasers needs and requirements. Once inside, discerning purchasers will be greeted with a first class specification with the well laid out accommodation comprising of a welcoming hallway with ample storage leads to all apartments with the exception of Kitchen. The well presented spacious lounge is bright and airy and is complemented beautifully by feature fireplace and parquet flooring. French doors from lounge lead to the modern kitchen which has a number of wall and base mounted units finished in white with oak coloured worktops. The kitchen is further enhanced with modern integrated appliances and gives access to private balcony facing the rear of the property which with views over tranquil communal garden area would be perfect for al fresco dining. There are three generously sized double bedrooms, the master benefitting from mirrored drobes and modern tiled en-suite bathroom with double shower. Access to private balcony can also be gained from patio doors.

The accommodation in this stunning apartment is completed by modern tiled family bathroom with 3 piece suite with shower over-bath. The property further benefits from gas central heating, double glazing and off street private parking. It is only after close inspection will buyers fully appreciate this impressive property will have broad market appeal therefore early viewing is highly advisable to avoid disappointment.

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SPECIFICATIONS
PROPERTY LOCATION / FLOOR PLAN

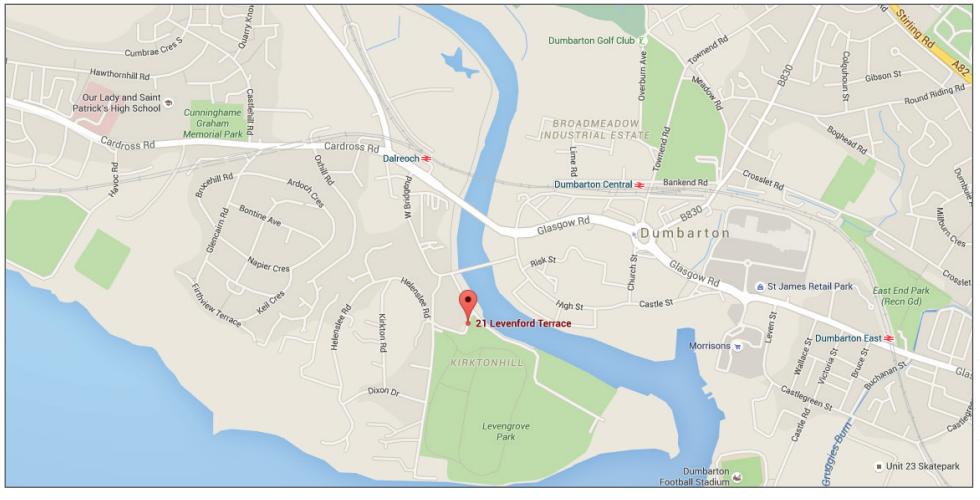


APPROXIMATE DIMENSIONS
(Taken from the widest point)

Lounge	6.60m (21'8") x 3.40m (11'2")
Kitchen	3.50m (11'6") x 3.40m (11'2")
Master Bedroom	3.77m (12'5") x 3.50m (11'6")
En-suite	2.73m (9') x 1.50m (4'11")
Bedroom 2	3.60m (11'10") x 2.40m (7'10")
Bedroom 3	3.60m (11'10") x 2.40m (7'10")
Balcony	6.22m (20'5") x 1.07m (3'6")
Bathroom	2.20m (7'3") x 1.90m (6'3")

GROSS INTERNAL FLOOR AREA (m^2) - 88 m^2

EPC - C



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Part Exchange Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.

GOLD SCOTLAND ESTATE AGENCY of the YEAR 2014
THE SUNDAY TIMES THE TIMES



Text and description
ALAN DONALDSON
Strategic New Business Manager



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