Spacious three double bedroom flat

With direct garden access









14A Wallace Street

Dumbarton, G82 1HJ

Scan Here!

3 BED

1 BATH

SHARED

ENERGY D EPC RATING

McEwan Fraser Legal
Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
0141 404 5474
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available













"...THE RECEPTION ROOM IS PARTICULARLY SPECIAL. IT BOASTS DOUBLE PATIO DOORS AND GREAT CEILING HEIGHT MEANING IT IS FLOODED WITH NATURAL LIGHT..."

BEDROOMS & BATHROOM















DUMBARTON

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. Dumbarton is now the administrative centre for West Dunbartonshire and offers all the facilities of a small town, which are conveniently placed within walking distance. Dumbarton has several good primary and secondary schools, and is well served by public transport. Dumbarton East railway station is just a short walk away offering regular services into Glasgow and Edinburgh. The town has three public parks, a theatre, a large public library, sports complex and leisure pool.

The Loch Lomond & Trossachs National Park can be found near Dumbarton, with walks, sailing and various outdoor activities available all year round. To the West, is the attractive seaside town of Helensburgh. Access to the A82 offers a convenient route to the Western Highlands which are waiting to be explored and offer extensive opportunities for walking, skiing, climbing or sailing. There are superb transport links to Glasgow International Airport and the M8 motorway network via the Erskine Bridge.

Part Exchange available! McEwan Fraser Legal are delighted to bring this three double ground floor flat to the market. This superb property is very spacious and has magnificent high ceilings throughout. While the property is presented to the market in good order there is a real opportunity for an incoming buyer to make their own mark on the property. An incoming buyer would also benefit from double glazing, gas central heating and direct access to a large communal garden making this an ideal first time buy for a couple or young family.

Internally, a spacious central hallway boasts four storage cupboards and provides access to all other rooms. The reception room is particularly special. It boasts double patio doors and great ceiling height meaning it is flooded with natural light. There is plenty of space for a range of furniture around the working gas fireplace making this a wonderful entertaining space. The generous master bedroom is adjacent to the reception room and has plenty of space for a complete range of free standing furniture. There are two further double bedrooms both of which have built-in storage cupboards. The kitchen consists of a range of base and wall mounted units which provide great prep and storage space. There is a gas hob, electric oven, integrated fridge freezer and space for a free standing washing machine. Internal accommodation is completed by an ample family bathroom which boasts a three piece suite.

This is a spacious property and the proportions have to be seen to be full appreciated.



APPROXIMATE DIMENSIONS

(Taken from the widest point)

Lounge	4.70m (15'5") x 4.10m (13'5")
Kitchen	2.90m (9'6") x 2.60m (8'6")
Bedroom 1	5.50m (18'1") x 3.00m (9'10")
Bedroom 2	4.10m (13'5") x 3.00m (9'10")
Bedroom 3	3.50m (11'6") x 3.00m (9'10")
Bathroom	1.90m (6'3") x 1.80m (5'11")

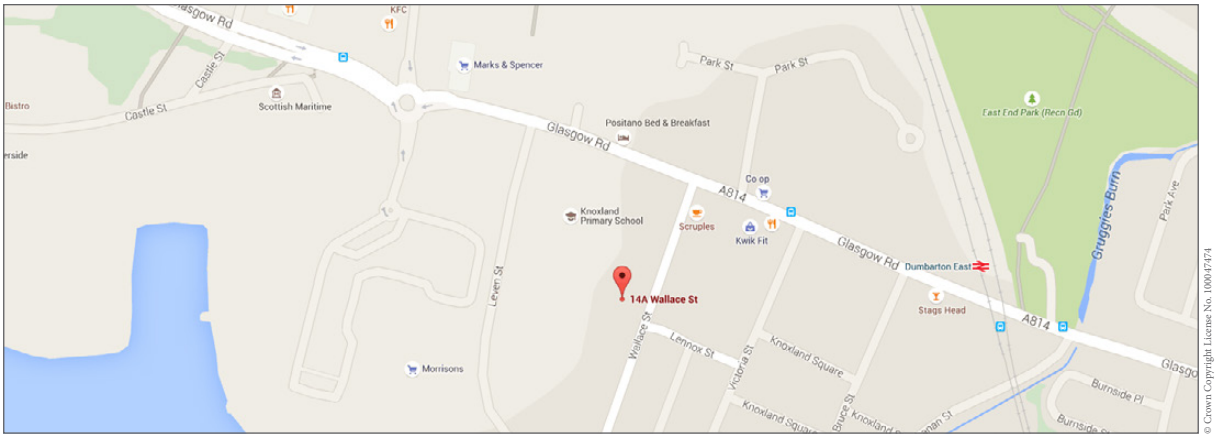
GROSS INTERNAL FLOOR AREA (M²)

86m²

EXTRAS

(Included in the sale)

All blinds, curtains and fitted floor coverings are to stay.



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GOLD SCOTLAND ESTATE AGENCY of the YEAR 2013 — THE SUNDAY TIMES / THE TIMES

GOLD SCOTLAND ESTATE AGENCY of the YEAR 2012 — THE SUNDAY TIMES / THE TIMES

Part Exchange

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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.

Disclaimer - 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 schedule 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.



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