



ONE BEDROOM TOP FLOOR  
APARTMENT

GAS CENTRAL HEATING &  
DOUBLE GLAZING

VIEWS OF DUMBARTON  
CASTLE

Castlegreen Street, Dumbarton, G82 1JB

Offers Over £59,995

EVE Property are delighted to bring to the open sales market a spacious one bedroom flat set within a popular Dumbarton East address. Positioned on the top floor of a well maintained traditional tenement, this flat offers spectacular open views of Dumbarton Castle. Centrally located for all nearby amenities and transport links, this rare to market property will be of great interest to those looking to settle in the area and, as such, early viewing is strongly encouraged!



## Property Description

Upon entering the front door of this property, you are immediately impacted by the character and space of the accommodation; high ceilings throughout the property demonstrates the traditional aspects and generous dimensions this property has to offer.

Internally the property comprises reception hallway with storage cupboard and all rooms off. The lounge to the front presents elevated ceiling, white corning, carpeted flooring and a beautiful south facing bay window floods the room with natural light. The large picture window offers views of Dumbarton Castle creating a perfect room for relaxing as well as entertaining. The kitchen has been cleverly fitted to create maximum storage with the space on offer and fitted with wall and floor cabinetry, finished with laminate worktops and equipped with a built in electric oven and hob and integrated under counter fridge - all included in the sale. Opposite the lounge is a well proportioned double sized carpeted bedroom complete with utility room off. The bedroom offers plentiful space for bedroom furnishings and the large picture windows provide lovely peaceful views of the rear communal garden. The utility room has space and servicing for a washing machine and dryer. The bathroom completes the accommodation - partially tiled with electric shower over bath.



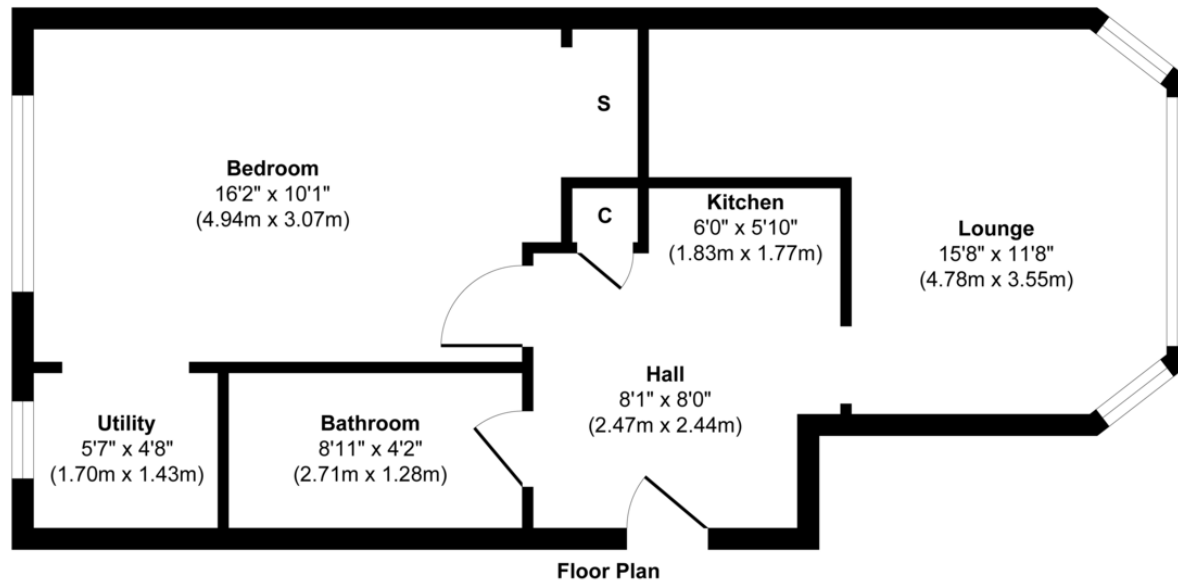
The exterior of the property offers on street parking and shared rear gardens. This property further benefits from full thermostatically controlled gas central heating with individual radiator thermostats and double glazing.



Castlegreen Street is a popular Dumbarton East address centrally located and a short walk to Glasgow Road, Dumbarton town centre and St. James Retail Park offering a variety of shops and supermarkets. Dumbarton Leisure Centre and Medical Centre are close by. Dumbarton East Rail Station offers transport links to Glasgow City Centre, Balloch and Helensburgh. Castlegreen Street is close to A82 road links offering an accessible commute to Glasgow, Glasgow Airport, Erskine Bridge and M8 network.



**Flat 2/1, 37 Castlegreen Street, Dumbarton, G82 1JB**



**Approx. Gross Internal Floor Area 475 sq. ft / 44.13 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements