



Flat 2/1 36 Dumbarton Road, Bowling
Offers Over £109,000

2 BED FLAT



 **McHugh**
Estate Agents



Features

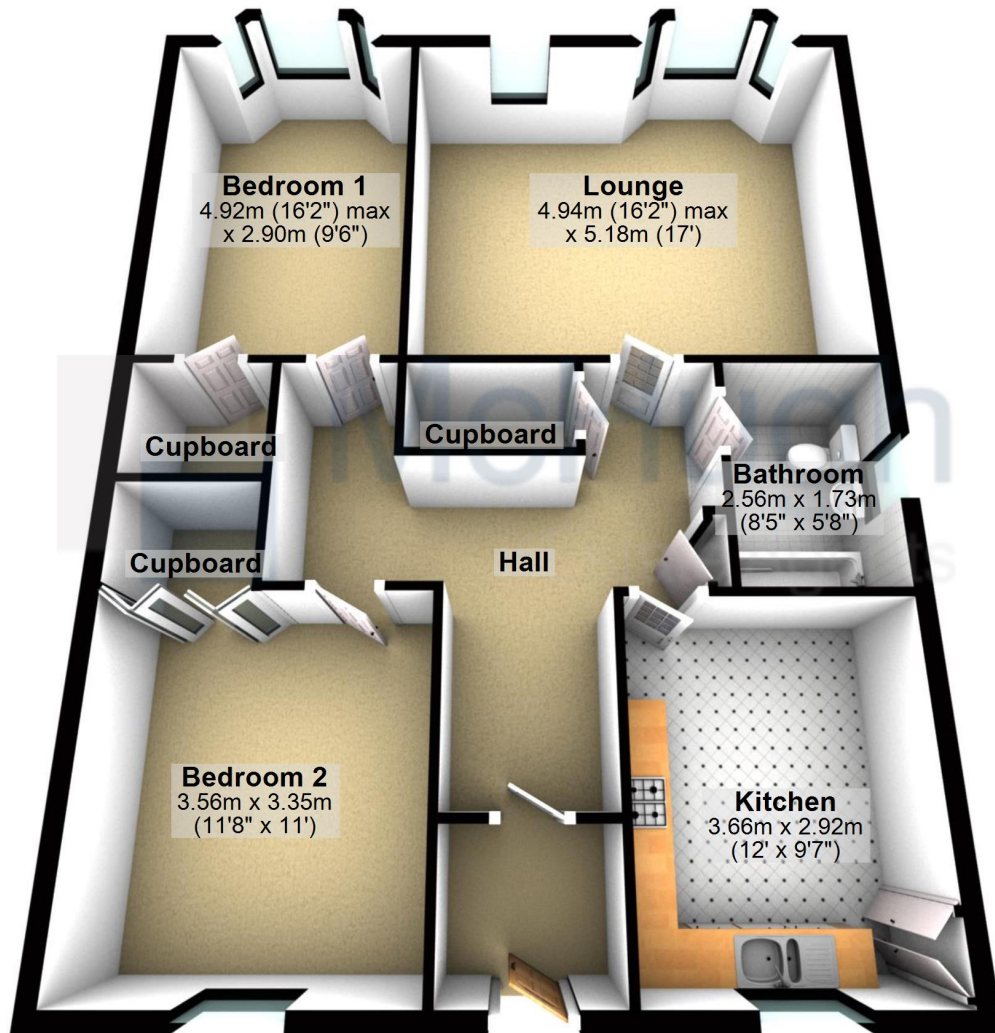
- Large flat occupying entire 2nd Floor
- 2 Double Bedrooms
- Double Fronted Bay Window flat
- Outlooks across Bowling Harbour
- Private landscaped garden with built-in BBQ
- Dining Kitchen
- Stylish Bathroom
- Upgraded UPVC Double Glazing
- Gas Central Heating



2 BED FLAT

Flat 2/1 36 Dumbarton Road, Bowling

Floor Plan



Total area: approx. 87.8 sq. metres (945.2 sq. feet)

This floorplan has been created for guidance purposes only.
Plan produced using PlanUp.

Flat 2/1 36 Dumbarton Road, Bowling

Occupying the entire 2nd floor in a prominent blond sandstone building, this generous two bedroom flat provides beautifully presented accommodation in the quaint riverside village of Bowling and offers fabulous views across Bowling Harbour and The River Clyde.

The building itself was originally built for managers of a local distillery and is currently configured to accommodate just one spacious flat on each level.

Accommodation

A communal entrance and staircase at the rear of the building provides access to each floor. The accommodation itself comprises an entrance vestibule which leads to the impressive, central hallway. The exceptionally spacious lounge has a large bay window with river views to the front and could easily incorporate a dining area. The dining kitchen has been finished in cherry wood effect and provides a great space for family dining. There are two large double bedrooms - bedroom one has river views and generous inbuilt wardrobes, bedroom two has outlooks over the rear gardens and inbuilt wardrobes. The attractive bathroom is fully tiled on the walls which is complemented by an acrylic wood-effect floor and finished with a stylish white vanity suite.

The property benefits from gas central heating (combi boiler) and upvc double glazing.

Gardens

There is a private, landscaped suntrap garden section at the rear of the property which is enclosed by timber fencing and provides a lawn, a paved patio, a sloping shrubbery and an elevated patio terrace with a brick-built barbecue. There is a storage hut in situ.

Location

36 Dumbarton Road is conveniently positioned for easy access to local shops, Bowling railway station and bus services. Scenic walks at the Bowling Basin, The Forth and Clyde Canal and Kilpatrick Hills are within easy reach. For those commuting by car, the A82 Great Western Road is close by and provides quick access to Clydebank, Dumbarton, Loch Lomond, Glasgow Airport and M8 Motorway.

Dimensions

Lounge
16'2 x 17'0

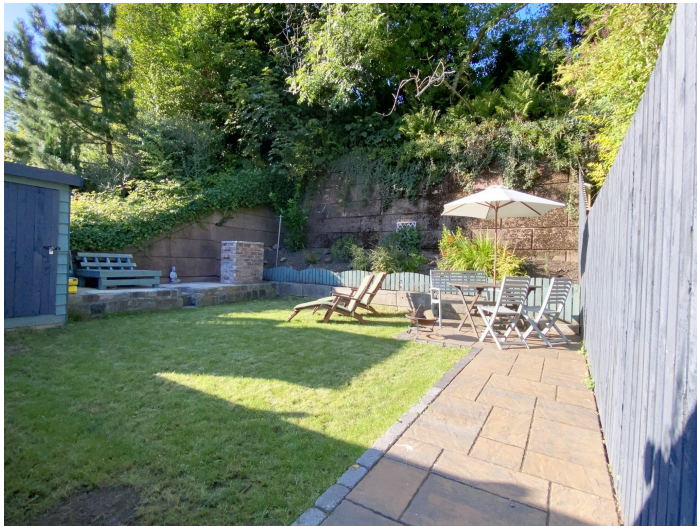
Kitchen
12'0 x 9'7

Bedroom 1
16'2 x 9'6

Bedroom 2
11'8 x 11'0

Bathroom
8'5 x 5'8

Energy Rating - Band tbc



Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

McHugh Estate Agents
576 Kilbowie Road
Hardgate Cross
Clydebank
G81 6QU
01389 879941
info@mchughestateagents.co.uk