



36 Dumbarton Road, Bowling  
**Fixed Price £105,000**

2 BED FLAT



 **McHugh**  
Estate Agents



## Features

2 Double Bedrooms

Top Floor Flat

Fabulous views over the River Clyde

New Double Glazing 2022

Full new Central Heating System 2022

Rewired 2022

New Kitchen and Bathroom 2022

10 min walk to Bowling train station

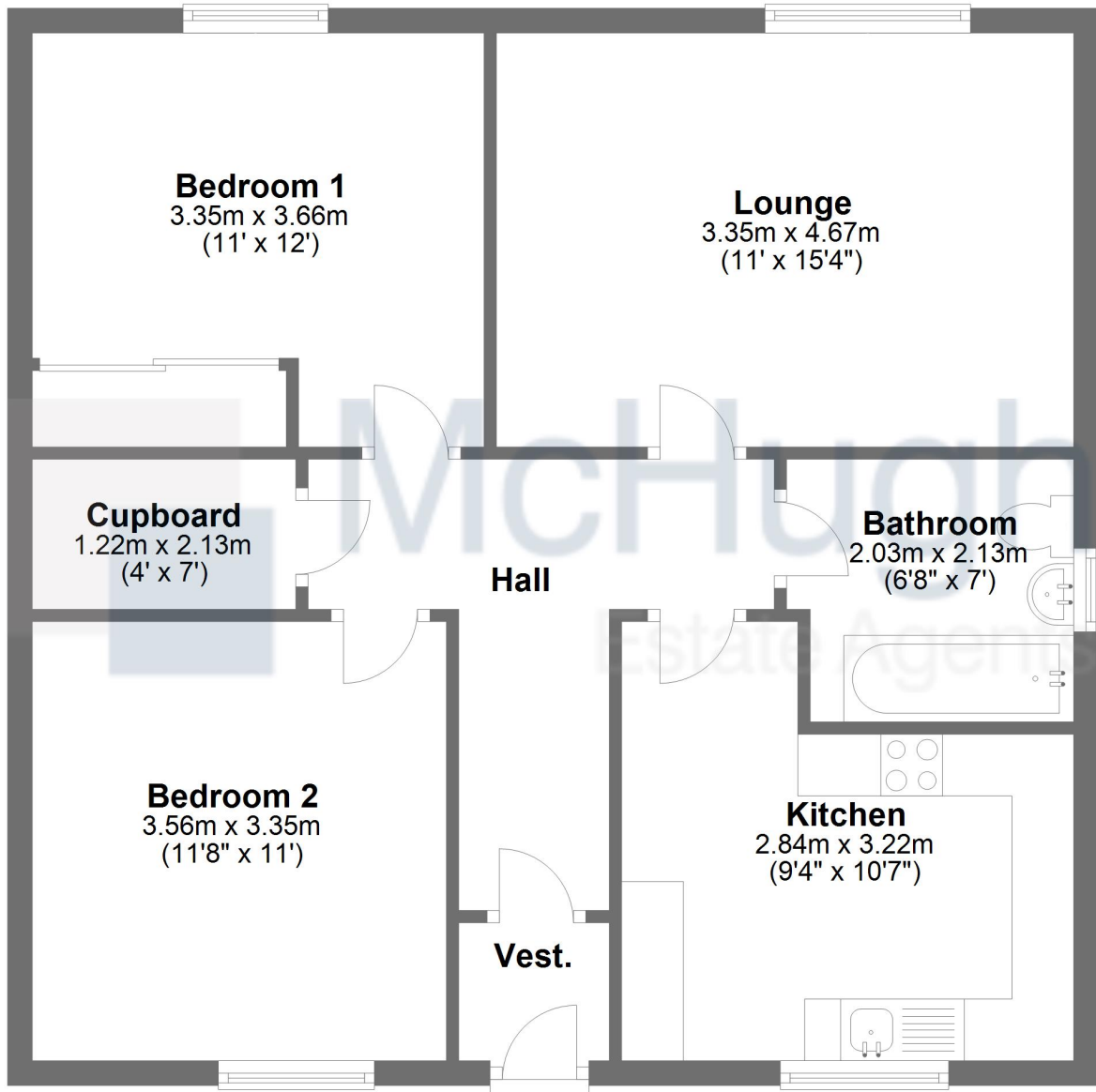
Handy for canal-side walks



## 2 BED FLAT

36 Dumbarton Road, Bowling

# Floor Plan



Total area: approx. 70.2 sq. metres (755.2 sq. feet)

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

# 36 Dumbarton Road, Bowling

Set on the top floor of a prominent blond sandstone building, this generous two bedroom flat offers fabulous views across the River Clyde and provides spacious accommodation in the heart of the riverside village of Bowling.

The attractive building was originally built for managers of a local distillery and is currently configured with only one spacious flat on each level.

## Recent Upgrades

Since taking ownership in 2021, the vendor has carried out a series of upgrades which include new uPVC double glazing, a full re-wire, a new central heating system, installation of a new kitchen and bathroom.

## Accommodation

A communal entrance and staircase provides access to each floor. The accommodation itself comprises an entrance vestibule which leads to the central hallway. The spacious lounge has room for a range of furniture and features a window seat with spectacular open views across The River Clyde. The recently installed kitchen has white gloss handle-less floor and wall units and elevated outlooks over the rear gardens to Manse Road. There are two spacious double bedrooms, each is presented with neutral decor and enjoy pleasant outlooks. The bathroom is finished with a modern 3 piece suite and acrylic wall panelling.

## Heating and Glazing

The property benefits from a modern gas central heating system (Vokera combi boiler) and uPVC double glazing (installed 2022).

## Gardens

There is a private suntrap garden section at the rear of the property which is enclosed by timber fencing and provides a decked patio, a synthetic lawn and a further level section which has great potential for a vegetable garden.

## Location

3/1, 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 & 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

3.35m x 3.66m

### Kitchen

2.84m x 3.22m

### Bedroom 1

3.35m x 2.66m

### Bedroom 2

3.56m x 3.35m

### Bathroom

2.03m x 2.13m



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.

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