



**THIS PROPERTY  
IS SUBJECT TO A  
BUYER'S PREMIUM**



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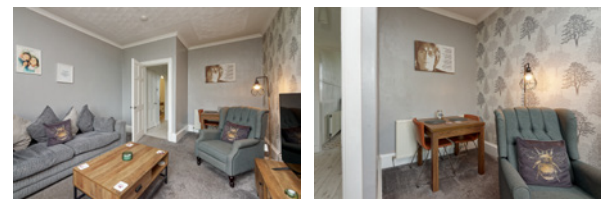
*An Ideal Opportunity for First-Time Buyers:  
Immaculately Presented One-Bedroom First-Floor Flat*





Mcewan Fraser Legal are delighted to present this beautifully maintained one-bedroom first-floor flat, a superb opportunity for first-time buyers or those seeking a stylish and convenient residence. The property is offered to the market in excellent decorative order, ensuring a seamless move-in experience.

# THE LOUNGE



Upon entering, you are welcomed by a well-kept communal close leading to a bright entrance hallway. The generous lounge is the heart of the home, featuring a focal wall and a dual window assembly that offers charming views over Townend Road. A thoughtfully positioned recess provides an ideal space for a small dining table and chairs, perfect for casual meals or entertaining.



# THE KITCHEN



The rear-facing kitchen is fitted with a comprehensive range of wall and base-mounted units, providing ample storage and worktop space. The kitchen benefits from a stainless steel sink with a drainer, a free-standing cooker (included), and spaces for a washing machine and fridge/freezer. A recently installed wall-mounted combination boiler ensures efficient heating and hot water supply.





The large double bedroom, positioned at the front of the property, features recessed storage and ample floor space for additional free-standing furniture. The modern shower room is equipped with a contemporary shower cubicle, WC, and wash hand basin, adding to the overall appeal of this home.

## THE SHOWER ROOM





# THE BEDROOM





Additional benefits include double glazing, gas central heating, and access to a communal drying green, offering practical outdoor space.

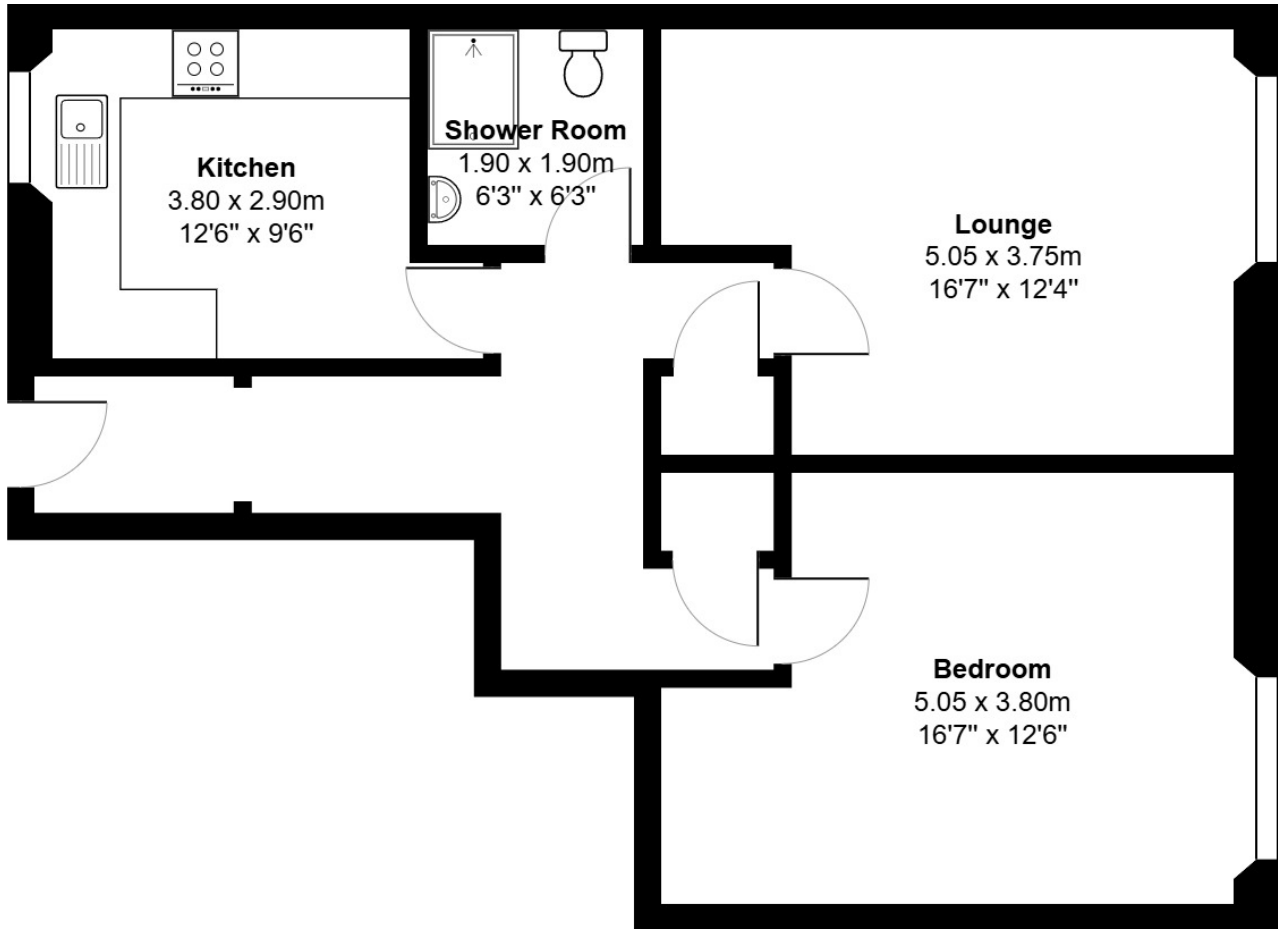
This property combines modern convenience with a welcoming atmosphere, making it a must-see for discerning buyers.

# EXTERNALS





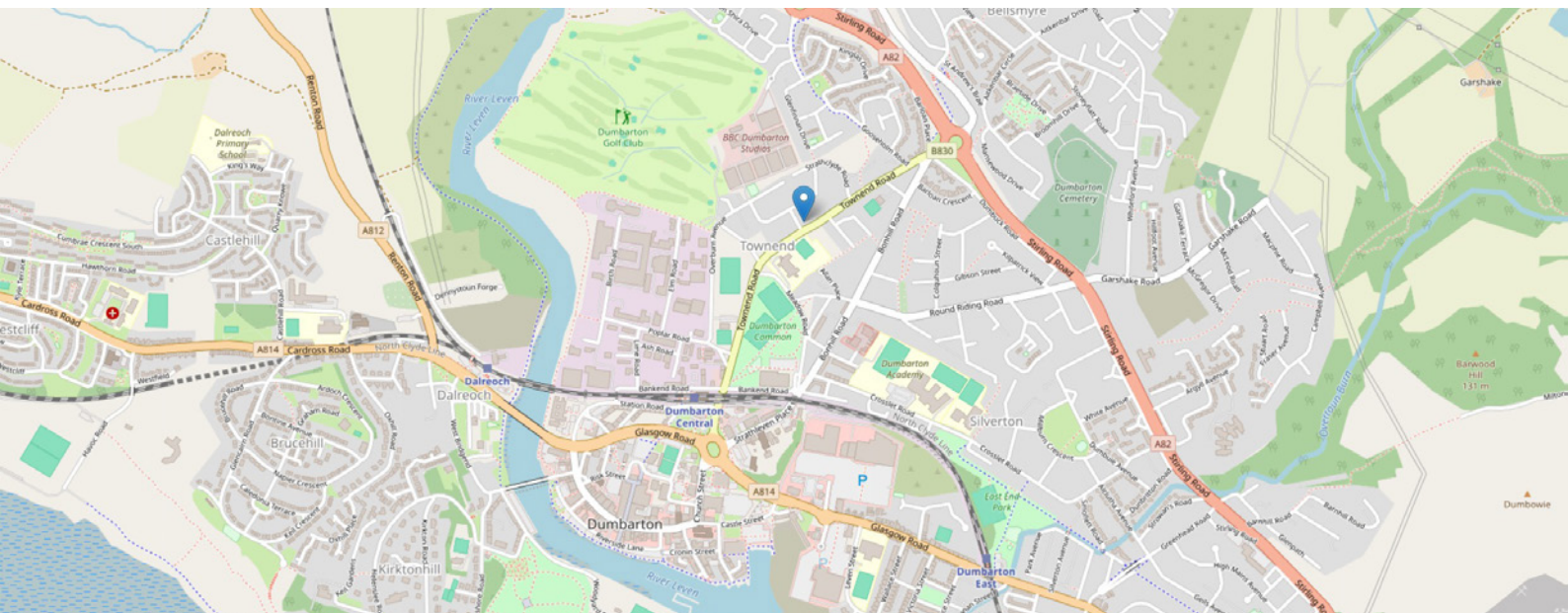
# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 64m<sup>2</sup>  
EPC Rating: C

Buyer's Premium Value: £2000.00





# THE LOCATION

Situated in the picturesque town of Dumbarton, 17C Townend Road offers an exceptional opportunity for discerning buyers seeking a blend of historic charm and modern convenience. This desirable location is nestled within a vibrant community, rich in history and surrounded by stunning natural beauty, with the majestic River Leven and Loch Lomond nearby, providing endless opportunities for outdoor activities.







The property benefits from excellent transport links, with easy access to Glasgow and the wider Central Belt, making it ideal for commuters. Additionally, the area is home to well-regarded schools, a variety of local amenities, and a welcoming atmosphere, making it an ideal choice for families and professionals alike. With its combination of serene living and urban accessibility, 17C Townend Road represents a rare chance to acquire a home in one of Dumbarton's most sought-after locations.



  
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Exchange  
Available



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Surveyor



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