



SOLICITORS & ESTATE AGENTS



**First Floor Flat
Flat 1/2, 2091 Dumbarton Road, Glasgow G14 0HU
Offers Over £90,000**



VIEWING
By appointment with MSM Solicitors & Estate Agents,
Tel: 0141 339 5252. Fax: 0141 339 4617.

Description

New to the market is this beautifully presented two bedroom first floor flat, situated within the heart of Scotstoun. Access is via a secure door entry system into a well maintained close. Internally, the property offers stylish, modern accommodation ideally suited to first time buyers, young professionals, or those looking for a sound investment opportunity.

The flat comprises a welcoming entrance hallway leading to a spacious lounge, two well proportioned double bedrooms, and a contemporary fully tiled bathroom fitted with a sleek three piece suite including bath and overhead shower. The kitchen has been modernised and features crisp white gloss units, contrasting light grey marble effect worktops, and a built in electric oven with an extractor fan. The décor is neutral and fresh throughout, allowing the new owner to move straight in.

Further benefits include gas central heating, double glazing, and access to a well kept shared garden area to the rear, providing a pleasant outdoor space. On street parking is readily available at the front of the property.

Located on Dumbarton Road, the flat is perfectly positioned for easy access to local shops, cafes, and transport links. Scotstounhill Train Station is nearby, offering direct routes into Glasgow City Centre, while excellent road links connect you to the Clyde Tunnel, Expressway and M8 motorway. Victoria Park, a local favourite for outdoor recreation, is just a short walk away, as is the Clyde riverside path. This is a well-connected and vibrant area with strong community appeal.

EPC Rating

C

Measurements

Hall	7'9 (2.36m) x 9'10 (3m)
Lounge	14'5 (4.40m) x 12'9 (3.89m)
Kitchen	10'3 (3.12m) x 7'4 (2.24m)
Bedroom 1	11'3 (3.34m) x 14'4 (4.36m)
Bedroom 2	10'9 (3.28m) x 9'2 (2.80m)
Bathroom	10'3 (3.12m) x 5'6 (1.68m)



VIEWING

By appointment with MSM Solicitors & Estate Agents,
Tel: 0141 339 5252. Fax: 0141 339 4617.



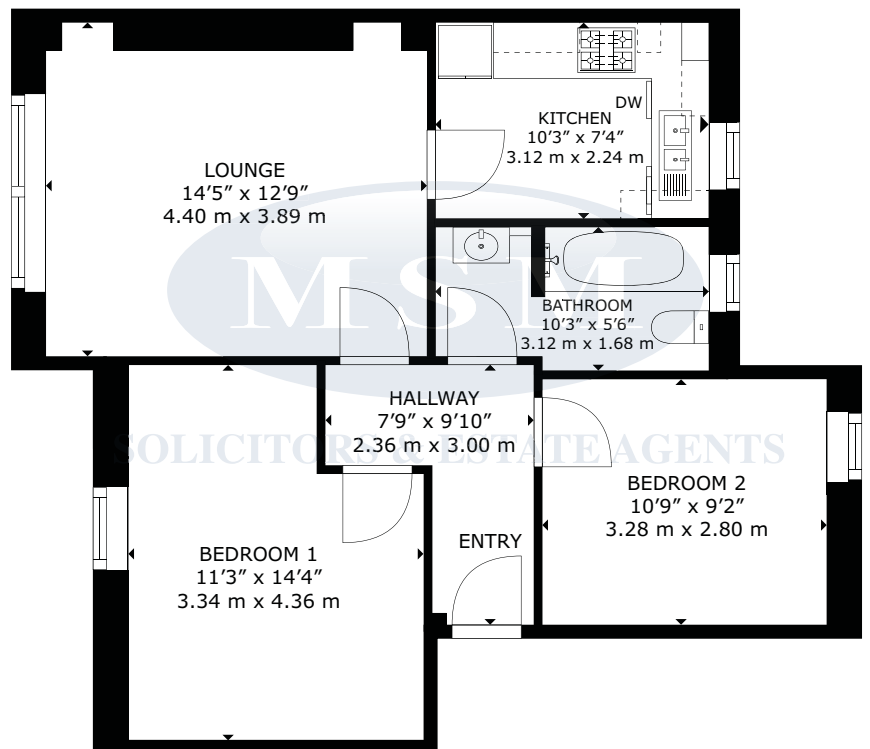
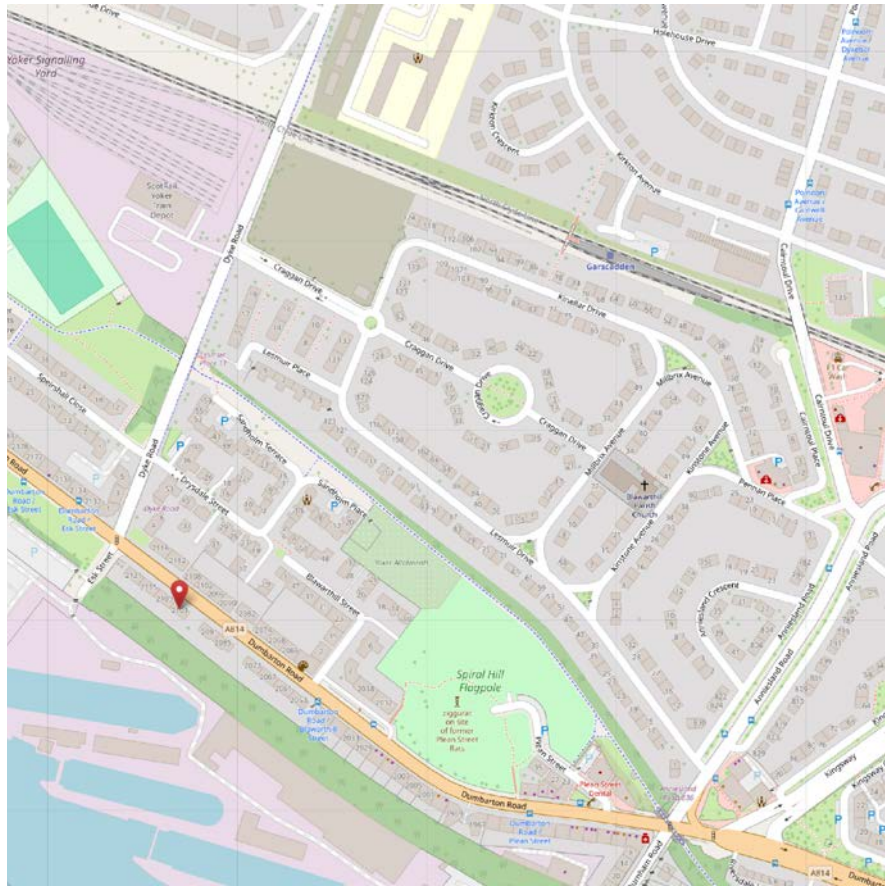
Travel Directions

From MSM, head westbound on Crow Road toward Broomhill Drive. Join Clydeside Expressway (A814). After ~0.7 miles, turn left to join the A814 Clydeside Expressway westbound. The A814 runs along Glasgow's north riverside through Partick and Whiteinch Follow A814 through Scotstoun. Continue west on A814. It becomes Dumbarton Road as you pass Whiteinch, then Scotstoun. Continue along Dumbarton Road: Stay on Dumbarton Road (still A814) for approximately 1.8 miles. You'll pass local amenities, shops, cafés, and Scotstounhill Train Station. Arrive at 2091 Dumbarton Road (on your right). The property sits along a row of red sandstone tenements; look for number 2091 and park on-street nearby.

Viewing

By appointment with MSM Solicitors & Estate Agents, 0141 339 5252.

The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



GROSS INTERNAL AREA
FLOOR PLAN: 656 sq. ft , 61 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Produced by Plushplans

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

43 Crow Road, Partick, Glasgow G11 7SH
Telephone 0141 339 5252, Fax 0141 339 4617

rightmove
find your happy

Zoopla.co.uk