

CALEDONIA  
BUREAU  
ESTATE & LETTING AGENTS



38 Hazel Avenue Dumbarton G82 5BW

[www.caledoniabureau.co.uk](http://www.caledoniabureau.co.uk)



## DESCRIPTION

Caledonia Bureau are pleased to present to the market this ground floor studio apartment which is situated within this popular locale. The property itself is accessed via a communal entry door. The accommodation comprises entry vestibule, spacious storage cupboard, access to lounge dining area with open plan kitchen with wall and floor mounted units, door leading family bathroom with wash hand basin, W/C and bath. The property is single glazed and warmth is provided with storage heaters. Communal gardens and adequate parking spaces. The property is in need of some redecoration and modernism, early viewings are highly recommended.

The town of Dumbarton lies Loch Lomond, Scotland's first National Park, the choice of leisure opportunities proves a pleasant surprise; horse riding, hill walking, golf, rock climbing, sailing and other water sports. Only a short drive away exclusive hotels and golf resorts provide entertainment and eating options, with shopping facilities to be found in Dumbarton and nearby Helensburgh and Clydebank, the A82 road network provides access to the Erskine Bridge and Glasgow.



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**Viewing:**  
by appointment with Caledonia Bureau

**Date of entry:** negotiable

**Ref No:** DM0916

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