



2 Williamson Avenue Dumbarton





## 2 Williamson Avenue Dumbarton G82 2AE



**Viewing:**  
by appointment with  
Caledonia Property

**0333 241 3333**

**EPC:** Band ?

**Ref No:** DM1338

Beautifully presented two bedroom upper cottage flat within desirable Dumbarton address located beside Dumbarton Common. The property is close to Dumbarton Town Centre and all local amenities including shopping, schooling and bus and rail links.

The property has the added advantage of private gardens which are laid to lawn with planting and shrubbery areas bound by fencing and hedging; there is also a communal drying green and outhouse.

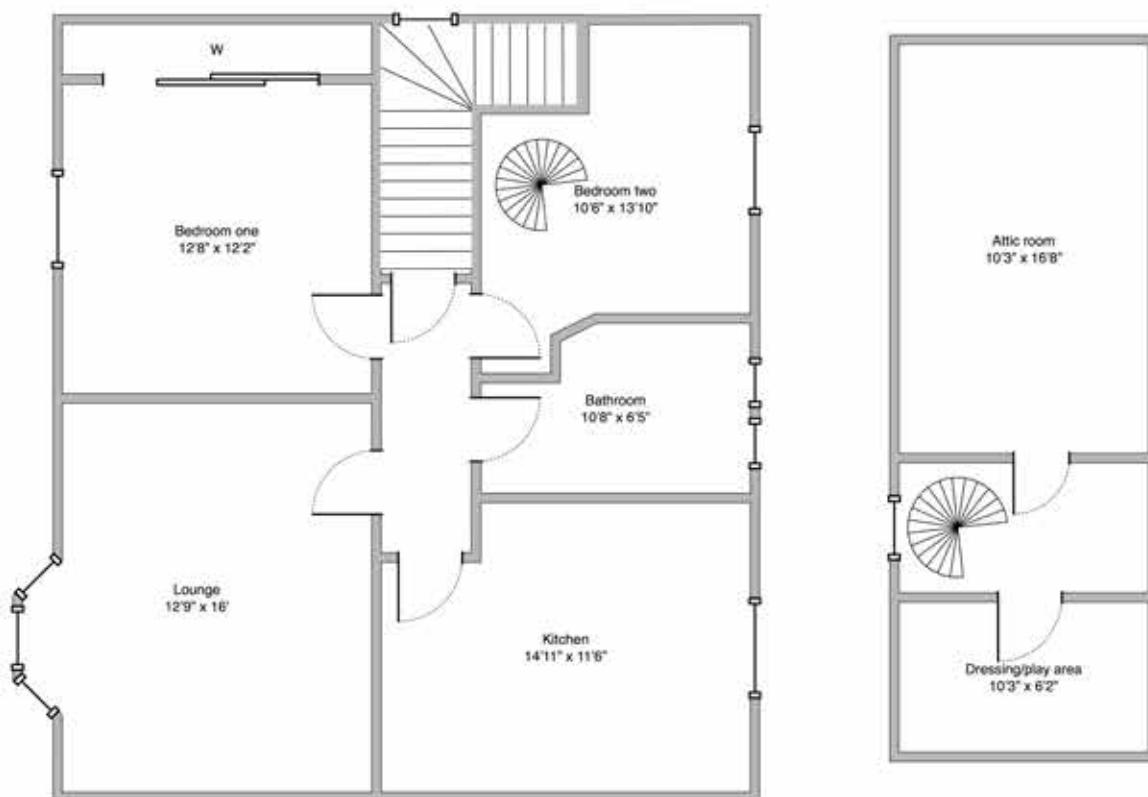
Accessed via properties own main door with staircase to upper level. The internal accommodation consists large bay windowed lounge, modern fitted dining kitchen with generous floor standing and wall mounted units, space and plumbing for appliances and dining table, updated bathroom comprising low flush wc, wash hand basin, roll top bath and separate shower cubicle with feature tiling, two bedrooms; master bedroom with generous in-built hanging and storage, bedroom two has a spiral staircase to attic area which is currently utilised as sleeping, dressing and play area although technically not rooms this is a fantastic addition to the house providing extra space.

The property is decorated in modern neutral shades complemented by quality carpeting. Double glazed windows and doors throughout whilst warmth is provided by gas central heating.





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Your local High Street office: 130 High Street, Dumbarton G82 1PQ **T.0333 241 3333** **E.dumbarton@caledoniaproperty.co.uk**

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