

3 Bedrooms

Character Property

Offers Over

£299,995

Located in

Clydebank



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# 81 Duntocher Road

Clydebank | | G81 3LP



Charming Traditional Stone-Built Conversion in Leafy Parkhall  
Conservation Area.

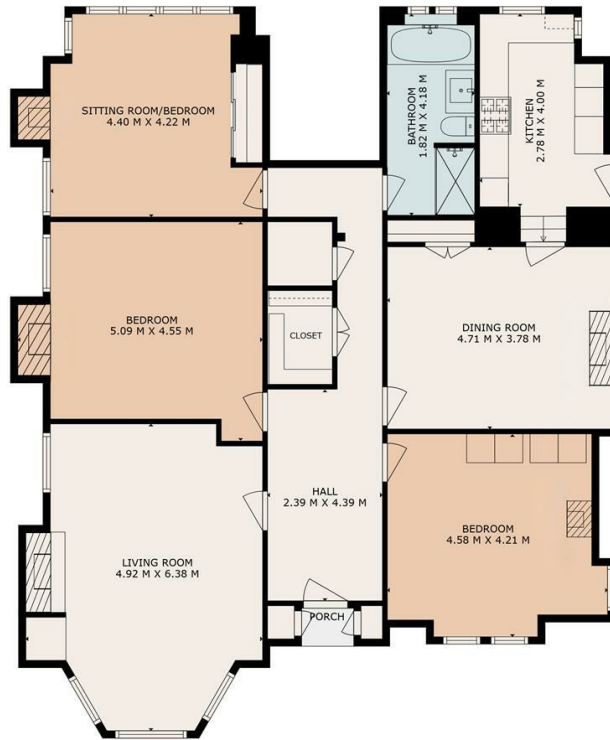


# 81 Duntocher Road

£299,995 Freehold



- Beautifully converted traditional stone-built home
- Large, private garden
- Three generously proportioned double bedrooms
- Period character and modern comfort
- Impressive cornicing and timeless elegance
- Tranquil living



**TOTAL: 147 m<sup>2</sup>**  
**FLOOR 1: 147 m<sup>2</sup>**  
**EXCLUDED AREAS: PORCH: 1 m<sup>2</sup>, FIREPLACE: 2 m<sup>2</sup>**  
 THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT



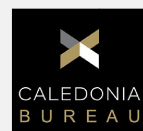
## Council Tax Band

## Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

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