



OFFERS OVER

£96,000

Pappert

Alexandria, G83 9LQ

PROPERTY SUMMARY

*** CLOSING DATE WEDNESDAY 24TH JULY AT 12:00 NOON ***

Haxton Property welcomes you to No. 249 Pappert, Bonhill. A beautifully presented and spacious three bedroomed Mid Terrace Villa. Internal inspection is highly recommended in order to appreciate this magnificent and generous family sized property.

The splendid, bright and generous accommodation offers welcoming reception hallway with storage cupboards, modern fully tiled white plumbed cloaks/WC, family lounge open plan to dining area with feature fireplace and electric fire, impressive modern and well appointed fitted kitchen with hob, oven and extractor hood, washing machine, tumble dryer and fridge freezer, further storage cupboard located within the kitchen. The upper floor leads to three generous double sized bedrooms, master bedroom benefiting from built-in mirrored sliding wardrobes, bedroom three also has the added attraction of a built in storage cupboard. Fully tiled bathroom with white three piece suite incorporating Triton shower. Garden grounds to the front are laid to lawn with side section of stone chipping and enclosed by timber fencing. The rear gardens are accessed from the kitchen, privacy provided by timber fencing, landscaped for easy maintenance, patio area along with blonde stone chipped section complimented with artificial lawn, drying facilities provided and external store cellar.

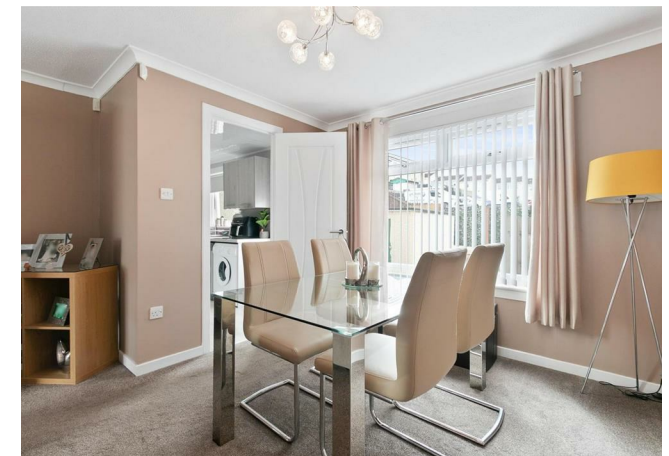
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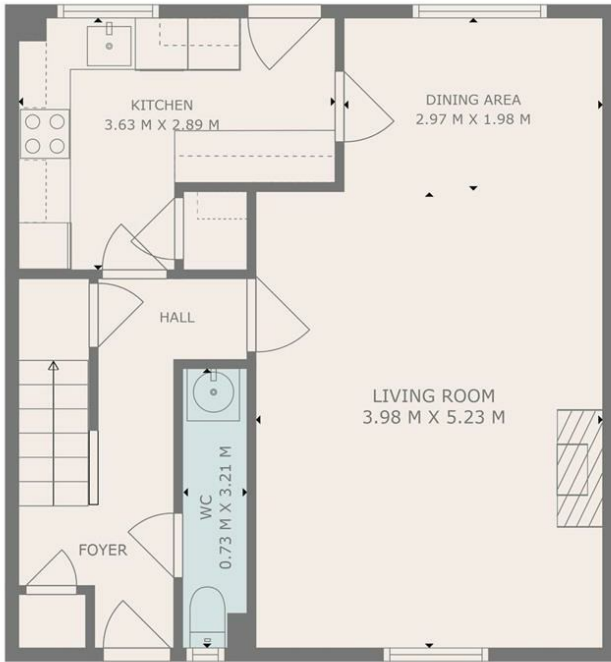
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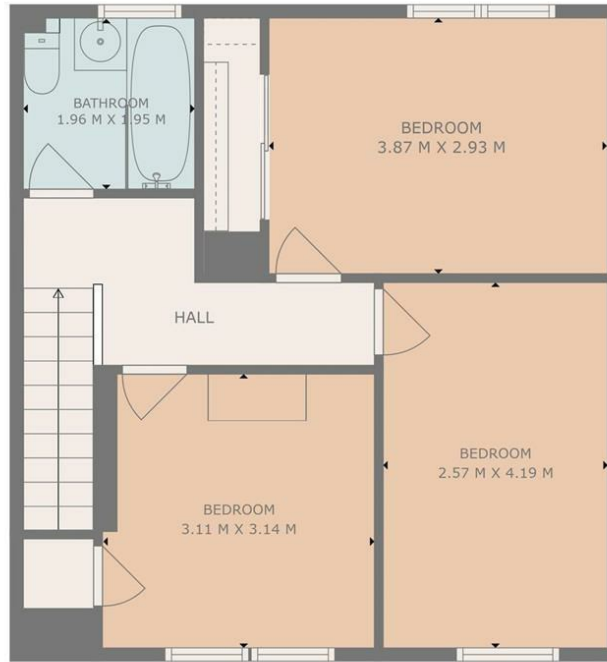








FLOOR 1



FLOOR 2

LOCAL AUTHORITY
West Dunbartonshire

TENURE
Freehold

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	89
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

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



TOTAL: 96 m2
FLOOR 1: 48 m2, FLOOR 2: 48 m2

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT



HAXTON
PROPERTY

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