



OFFERS OVER

£92,500

Dalreoch Place

Dumbarton, G82 4JY

PROPERTY SUMMARY

*** CLOSING DATE WEDNESDAY 2ND APRIL 2025 AT 12:00 NOON ***

Spacious Modern Ground Floor Two Bedroom Flat located close to Dumbarton Town Centre and Dalreoch Train Station.

The property itself is accessed from a secure door entry system into a well maintained common close way, the spacious Ground Floor Flat comprises reception hallway, spacious lounge with French doors and is on an open plan basis with the fitted kitchen, the kitchen offers a selection of wall mounted and floor standing units, worktop surfaces incorporating stainless steel sink with splashback tiling, gas hob, electric oven and extractor hood with space for other appliances. Utility cupboard located off the reception hallway offers space and plumbing for washing machine. Two double bedrooms, both with fitted mirrored wardrobes and the master bedroom benefits from en-suite shower room. The family internal bathroom suite comprises low flush wc, wash hand basin and panelled bath with partial tiling. The property benefits from gas central heating, double glazing as well as residents and guest parking facilities.

2



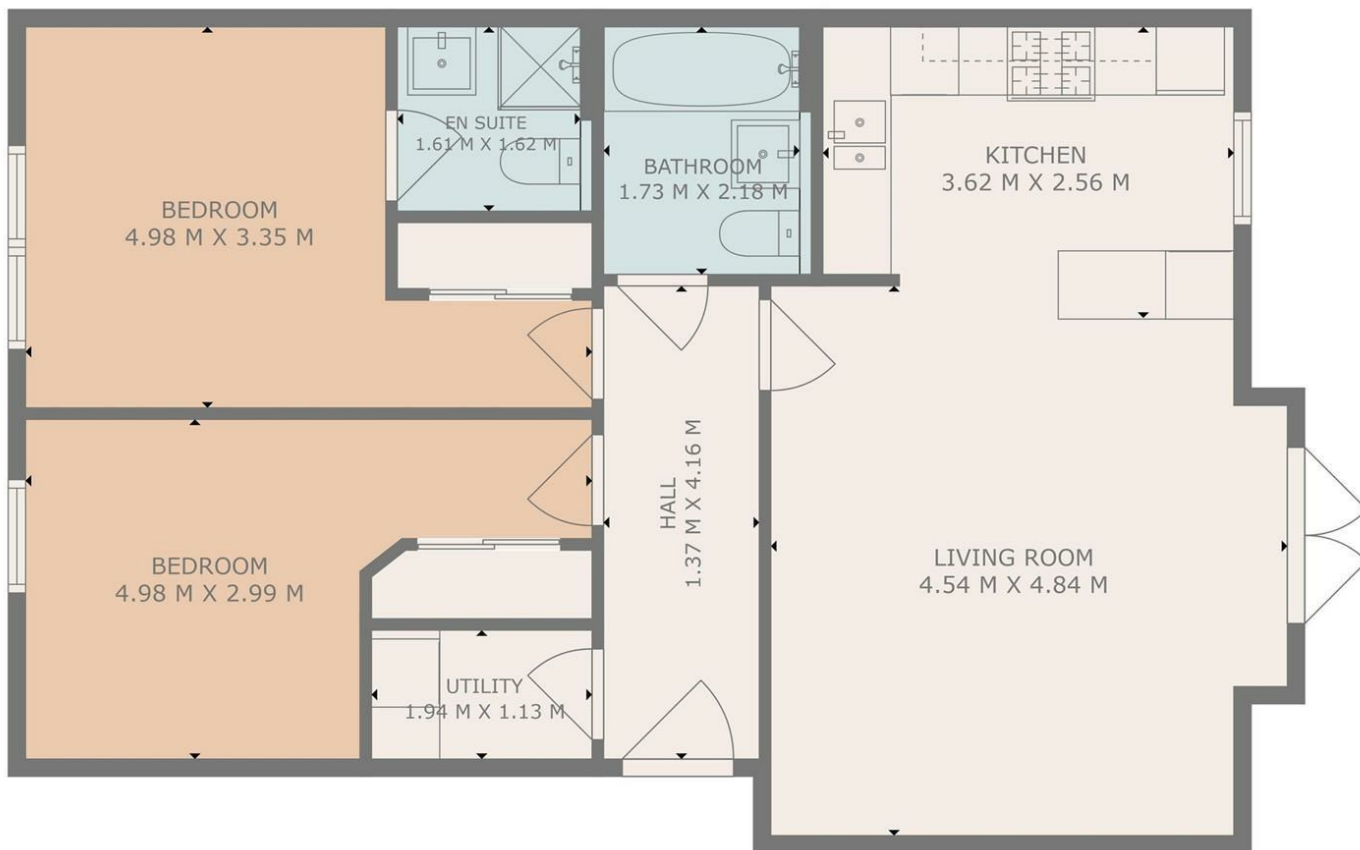
2



1







LOCAL AUTHORITY

West Dunbartonshire

TENURE

Freehold

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	79	80
	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: 73 m2
FLOOR 1: 73 m2

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



HAXTON
PROPERTY

OFFICE ADDRESS

15 Station Road
Dumbarton
Dunbartonshire
G82 1SA

OFFICE DETAILS

01389 719000
info@haxtonproperty.co.uk
www.haxtonproperty.co.uk