

## **PROPERTY SUMMARY**

\*\*\* CLOSING DATE FRIDAY 27TH JUNE 2025 AT 3PM \*\*\*

Haxton Property is delighted to present this generously proportioned two-bedroom upper-floor flat, offering an excellent opportunity for buyers seeking a spacious home with strong potential. The property would benefit from internal modernisation, a factor reflected in the attractive asking price.

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HAXTON

TOTAL: 79 m2 FLOOR 1: 79 m2 THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT LOCAL AUTHORITY West Dunbartonshire

TENURE

Freehold

COUNCIL TAX BAND

VIEWINGS By prior appointment only

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68)		57	
(39-54)			
(21-38)			
(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

## OFFICE ADDRESS

15 Station Road Dumbarton Dunbartonshire G82 1SA

## OFFICE DETAILS

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