

### **PROPERTY SUMMARY**

Welcome to this exceptional four-bedroom detached villa, thoughtfully extended to provide generous and versatile living space, perfectly tailored for modern family life. Nestled within a highly desirable setting, this elegant home effortlessly blends style, comfort, and functionality.















FLOOR 2

LOCAL AUTHORITY

West Dunbartonshire

#### TENURE

Freehold

# COUNCIL TAX BAND

#### VIEWINGS

By prior appointment only

		Current	Potentia
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80)		69	
(55-68)			
(39-54)			
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs	_		

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

FLOOR 1



#### TOTAL: 118 m2 FLOOR 1: 73 m2, FLOOR 2: 45 m2 EXCLUDED AREAS: PORCH: 2 m2

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

#### OFFICE ADDRESS

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## OFFICE DETAILS

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