

PROPERTY SUMMARY

Commanding a highly desirable and much sought after location, this delightful Two Bedroom Upper Cottage Flat offers an exceptional opportunity for first time buyers, investors, or those wishing to downsize. Positioned within one of Dumbarton East's most desirable residential pockets, the property enjoys a peaceful cul-desac setting with splendid open views towards The Crags and Kilpatrick Hills.

Lying within easy walking distance of Dumbarton East train station, the flat is ideally placed for commuters. Properties in this location are seldom available, making this a rare chance to secure a home within a well established and highly regarded neighbourhood.

2



1



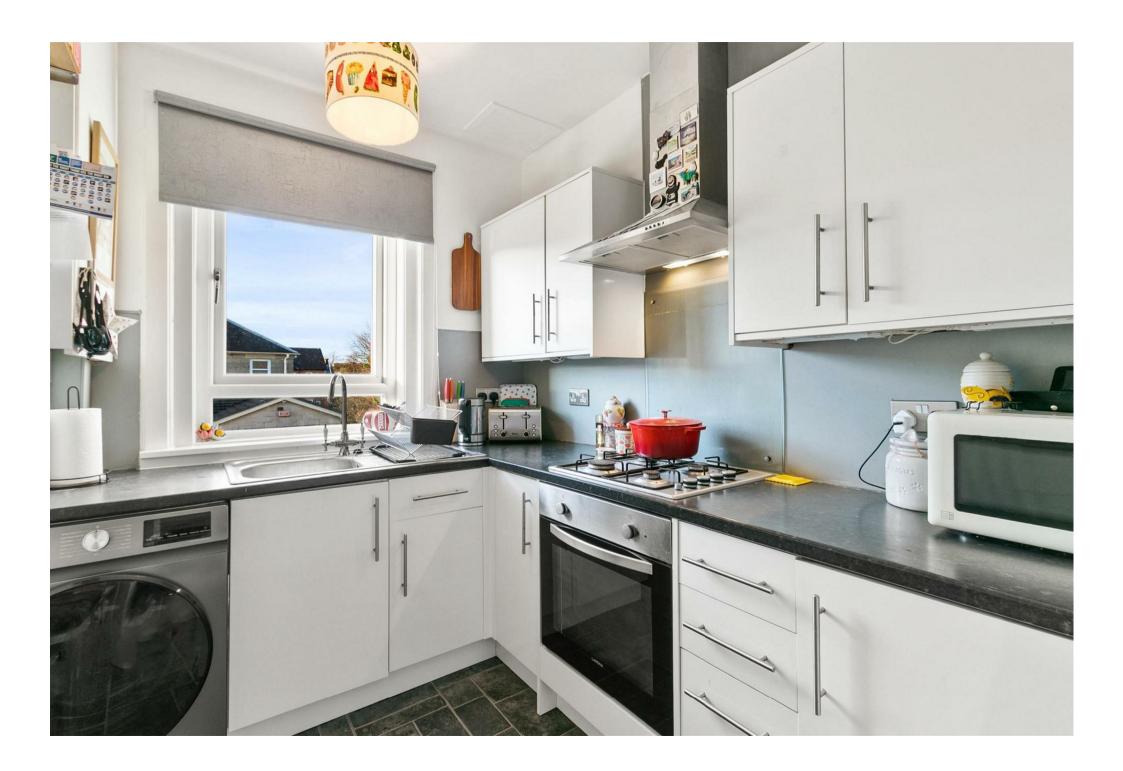
1























LOCAL AUTHORITY

West Dunbartonshire

TENURE

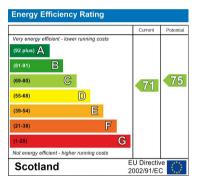
Freehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only



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: 62 m2 1st floor: 3 m2, 2nd floor: 59 m2 EXCLUDED AREAS: UTILITY: 1 m2, WALLS: 7 m2

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





FOYER

1ST FLOOR

OFFICE ADDRES

15 Station Road Dumbarton Dunbartonshire G82 1SA OFFICE DETAILS

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