

Dumbuie Avenue, Dumbarton G82 2JN



welcome to

Dumbuie Avenue, Dumbarton

Spacious lower cottage located within a popular residential area and with accommodation comprising, lounge, kitchen, three double bedrooms, bathroom. DG, GCH and gardens.





Allen & Harris present to the market this traditional lower cottage flat located within a popular residential location. The property is well place for local amenities and schooling. Early viewing is advised as interest is expected to be high.

The accommodation comprises the entrance hallway, spacious front facing lounge, kitchen with a range of both wall and floor mounted units with ample work top space. There is a gas range oven as well as plumbing for a washing machine. There are three double bedrooms and the bathroom.

Further enhancements include gas central heating and double glazing.

Externally there are gardens which are to the most part laid to lawn

Dumbarton is a west coast town steeped in history and character which nestles between the idyllic countryside of Lomond and numerous tourist attractions and the Clyde coast with Glasgow city centre a few miles away. Retails parks and shopping centres to hand providing general day to day facilities. Public transport links include regular bus and rail services with access to road infrastructure which makes it an ideal commuter base. Schooling at both primary and secondary levels are in abundance for families attracted by a quality lifestyle for business, education and recreation/leisure pursuits. **Lounge** 15' 8" x 12' 7" (4.78m x 3.84m)

Kitchen 10' 3" x 9' 7" Max (3.12m x 2.92m Max)

Bedroom 10' 2" x 14' 5" (3.10m x 4.39m)

Bedroom 9' 10" x 10' 3" (3.00m x 3.12m)

Bedroom 10' 1" x 9' 2" (3.07m x 2.79m)

Bathroom 6' 1" x 6' 1" (1.85m x 1.85m)











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Dumbuie Avenue, Dumbarton

- Lower Cottage Flat
- Spacious Lounge
- Three Double Bedrooms
- Bathroom
- GCH / DG

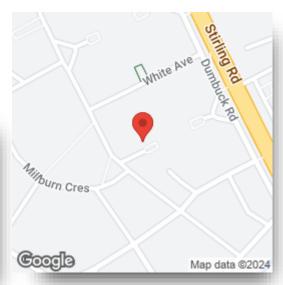
Tenure: Freehold EPC Rating: Awaited

offers over

£65,000







Please note the marker reflects the postcode not the actual property

The Property Ombudsman

Property Ref: DBT107164 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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