



3 Bedrooms

House

Offers Over

£305,000

Located in

Dumbarton



<https://www.caledoniabureau.co.uk/>



15 Helenslee Road

Dumbarton | West Dunbartonshire | G82 4AH



Stunning three bed ground floor conversion set within historic Victorian Mansion House In Dumbarton's Kirktonhill conservation area. The property has the added advantage of private gardens to rear.

15 Helenslee Road

£305,000 Freehold



- Stunning Ground Floor Conversion
- Large Modern Kitchen
- Master Bedroom with En-Suite Shower Room
- Modern Decor Throughout
- Private Garden Grounds
- Bay Windowed Lounge
- Two Double Bedrooms and One Single
- Family Bathroom
- Main Door Access
- Gas Central Heating & Double Glazing



TOTAL: 133 m²
FLOOR 1: 133 m²

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



Council Tax Band

Local Authority

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.

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	EU Directive 2002/91/EC	

130 High Street Dumbarton
West Dunbartonshire
G82 1PQ



dumbarton@caledoniabureau.co.uk

01389 771777

<https://www.caledoniabureau.co.uk/>