



3 Bedrooms

House

Offers Over

£135,000

Located in

Dumbarton



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



# 105 Dumbuie Avenue

Dumbarton | | G82 2JN



**\*CLOSING DATE WEDNESDAY 22ND JAN AT 12PM\*** Beautifully presented recently refurbished 3 Bedroom Lower Cottage Flat with the added benefit of private garden ground and driveway.

# 105 Dumbuie Avenue

£135,000 Freehold



- Lower Cottage Flat
- Reception Hallway with 3 Cupboards
- Newly Fitted Modern Kitchen
- Newly Fitted Bathroom
- Driveway
- Recently Refurbished
- Spacious Lounge
- Three Bedrooms
- Private Garden with Timber Outhouse
- Early Viewing Essential!



TOTAL: 89 m<sup>2</sup>  
FLOOR 1: 89 m<sup>2</sup>

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

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