

4 Bedrooms

House - Detached

Offers Over

£349,000

Located in

Dumbarton



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



# 79 Orissa Drive

Dumbarton | | G82 1AB



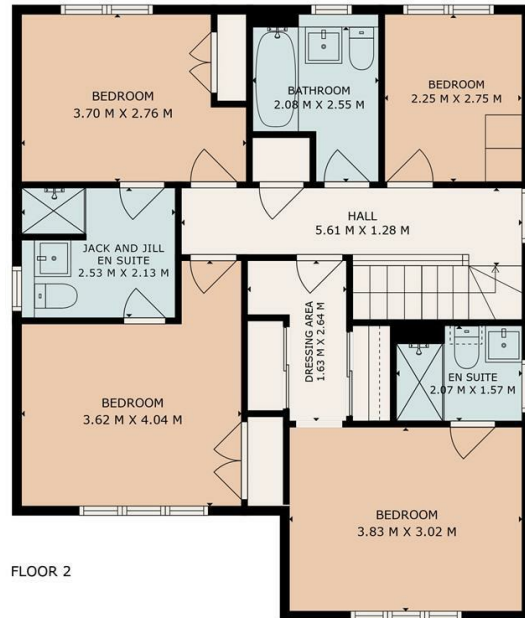
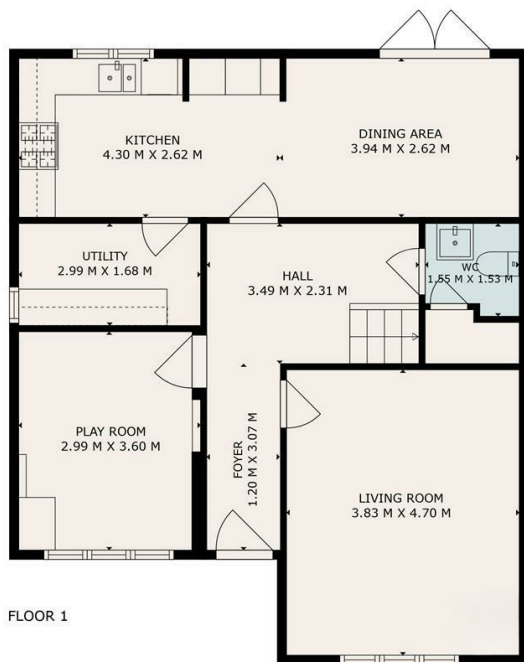
**\*CLOSING DATE FRIDAY 14TH FEBRUARY AT 1PM\*** Immaculate modern 4/5 bedroom detached modern villa nestled in a popular neighbour in sought after Dumbarton East address, with a high specification throughout.

# 79 Orissa Drive

£349,000 Freehold



- Modern Detached Villa
- Spacious Lounge
- Modern Fitted Kitchen and Utility Room
- Four Spacious Bedrooms
- Modern Family Bathroom
- Large Reception Hall with WC/cloaks
- Dining Room with Patio Doors
- Fantastic Garage Conversion Creating a Secondary Reception Room or Fifth Bedroom
- Bedrooms 2 and 3 With Jack & Jill Style En-suite
- Stunning Landscaped Gardens



**TOTAL: 147 m<sup>2</sup>**  
FLOOR 1: 73 m<sup>2</sup>, FLOOR 2: 74 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>		
(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	

130 High Street Dumbarton  
West Dunbartonshire  
G82 1PQ



[dumbarton@caledoniabureau.co.uk](mailto:dumbarton@caledoniabureau.co.uk)

01389 771777

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