



4 Bedrooms

House - Detached

Offers Over

£595,000

Located in

Dumbarton



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



Clota House Clydeview

Dumbarton | West Dunbartonshire | G82 4AG



CLOSING DATE WEDNESDAY 2ND APRIL AT 12PM A Truly Magnificent Detached period villa, lying within extensive gardens and occupying arguably one of the finest spots in Dumbarton.

Clota House Clydeview

£595,000 Freehold



- Period Detached Villa
- Bay Windowed Drawing Room with Stunning Views
- Beautiful Kitchen with Centre Island
- Further Family/Dining Room
- Family Bathroom and Separate Shower Room
- Comprehensively Refurbished Throughout
- Sitting Room with Fireplace and Wood Burner
- large Study/Home Office
- Four Bedrooms
- Early Viewing Essential



TOTAL: 229 m²
 FLOOR 1: 141 m², FLOOR 2: 88 m²
 EXCLUDED AREAS: GARAGE: 21 m², FIREPLACE: 1 m², LOW CEILING: 11 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	

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