



3 Bedrooms

House - Detached

Offers Over

£305,000

Located in



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



# 30 Bainfield Road

| | G82 5JQ



Rarely available and immaculate walk in three bedroom detached villa in sought after village address.

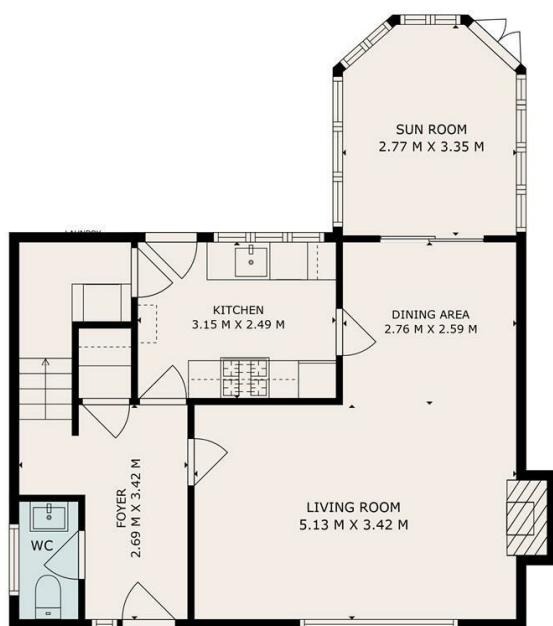


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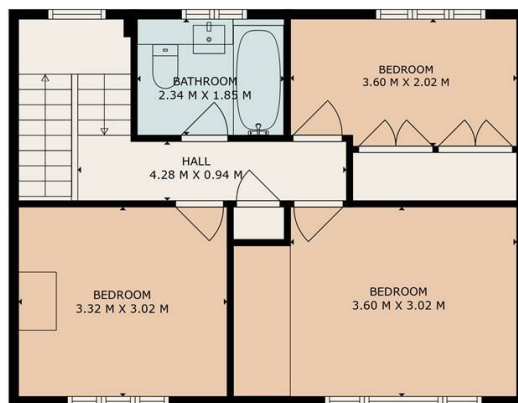
£305,000 Freehold



- Stunning Detached Villa
- Conservatory
- Three Bedrooms with In-Built Storage
- Mono-block Driveway and Detached Garage
- Sought After Location
- Bright Lounge Open Plan to Dining Room
- Fitted Kitchen
- Family Bathroom
- Enclosed Gardens
- Viewing Essential!



FLOOR 1



FLOOR 2



TOTAL: 105 m<sup>2</sup>  
FLOOR 1: 57 m<sup>2</sup>, FLOOR 2: 48 m<sup>2</sup>  
EXCLUDED AREAS: FIREPLACE: 1 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	

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