



3 Bedrooms

House - Semi-Detached

Offers Over

£209,000

Located in

Dumbarton



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



# 47 Perrays Crescent

Dumbarton | | G82 5HP



Popular styled three bedroom semi detached villa in desirable select development.

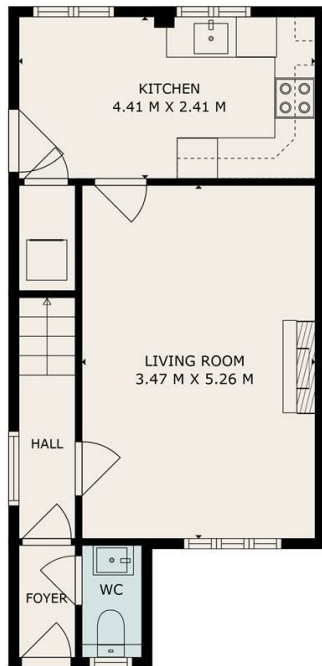


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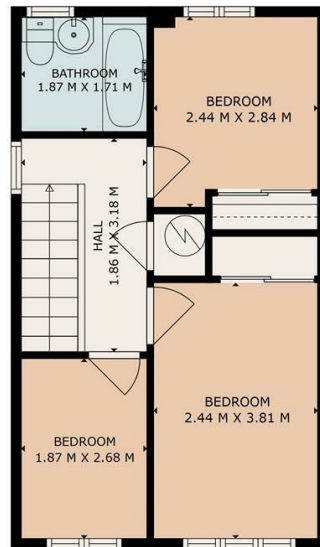
£209,000



- Modern Semi Detached Villa
- Fitted Kitchen with Dining Area
- Three Bedrooms
- Front Garden with Driveway
- Viewing Essential!
- Bright Lounge
- Downstairs WC
- Family Bathroom
- Private Rear Garden with Patio Area



FLOOR 1



FLOOR 2



**TOTAL: 72 m<sup>2</sup>**  
FLOOR 1: 38 m<sup>2</sup>, FLOOR 2: 34 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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