



3 Bedrooms

Bungalow - Semi Detached

Offers Over

£265,000

Located in

Dumbarton



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



# 1 Netherbog Road

Dumbarton | | G82 2HT



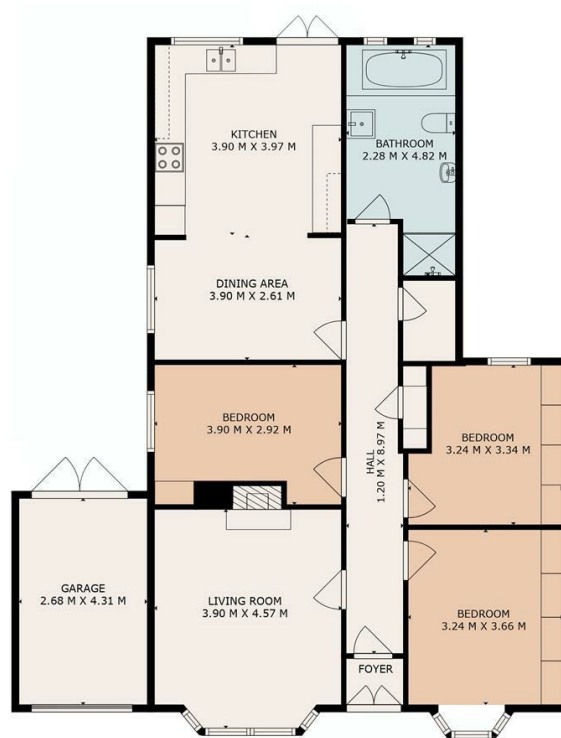
Rarely available extended three bedroom semi-detached bungalow in highly desirable Dumbarton address.

# 1 Netherbog Road

£265,000 Freehold



- Semi Detached Bungalow
- Large Dining Kitchen
- Three Bedrooms
- Private Rear Gardens with Elevated Patio Area
- Sought After Address
- Bay Windowed Lounge
- Family Bathroom
- Driveway, Garage and Workshop
- Rarely Available
- Early Viewing Essential!!



**TOTAL: 104 m<sup>2</sup>**  
**FLOOR 1: 104 m<sup>2</sup>**  
 EXCLUDED AREAS: GARAGE: 12 m<sup>2</sup>, PATIO: 37 m<sup>2</sup>, PORCH: 14 m<sup>2</sup>,  
 BAY WINDOW: 1 m<sup>2</sup>

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT



## Council Tax Band D

## 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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