



2 Bedrooms

House - Semi-Detached

Offers Over

£109,000

Located in

Dumbarton



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



# 9 Castle Brae

Dumbarton | | G82 5AG



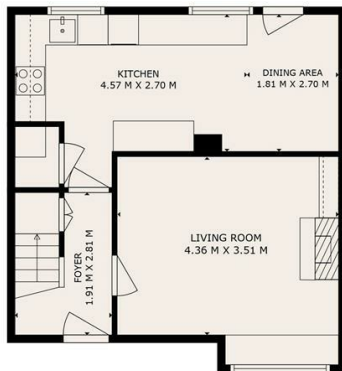
Delightful and well-presented two bedroom semi-detached villa.

# 9 Castle Brae

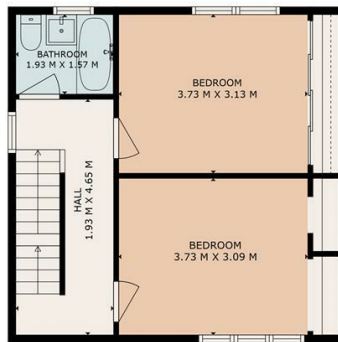
£109,000



- Semi Detached Villa
- Large Dining Kitchen
- Family Bathroom
- Front and Rear Gardens
- Early Viewing Essential!
- Spacious Lounge
- Two Bedrooms
- Fixed Staircase to Attic
- Patio Area



FLOOR 1



FLOOR 2



FLOOR 3



**TOTAL: 93 m<sup>2</sup>**  
 FLOOR 1: 42 m<sup>2</sup>, FLOOR 2: 40 m<sup>2</sup>, FLOOR 3: 11 m<sup>2</sup>  
 EXCLUDED AREAS: LOW CEILING: 15 m<sup>2</sup>  
 THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT



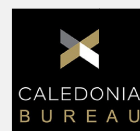
## Council Tax Band

## 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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