



2 Bedrooms

House - Mid Terrace

Offers Over

£159,000

Located in

Dumbarton



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



# 30 Geils Avenue

Dumbarton | | G82 2QH



Immaculately presented two bedroom mid terraced villa within desirable Dumbarton East address.

# 30 Geils Avenue

£159,000 Freehold

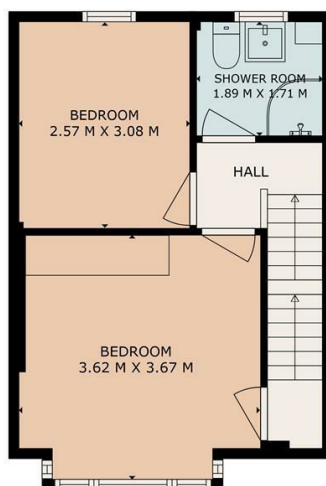


- Mid Terraced Villa
- Bright Lounge
- Two Double Bedrooms
- Driveway
- Outhouse with Power and Lighting
- Sought After Address
- Fitted Kitchen and Sun Room
- Modern Shower Room
- Enclosed Rear Gardens
- Viewings Essential!!

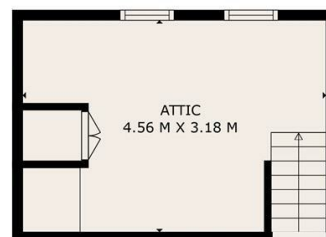




FLOOR 1



FLOOR 2



FLOOR 3



**TOTAL: 71 m<sup>2</sup>**  
 FLOOR 1: 34 m<sup>2</sup>, FLOOR 2: 30 m<sup>2</sup>, FLOOR 3: 7 m<sup>2</sup>  
 EXCLUDED AREAS: LOW CEILING: 8 m<sup>2</sup>, WALLS: 9 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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