



4 Bedrooms

House - Detached

Offers Over

£345,000

Located in

Dumbarton



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# 96 Dumbuck Crescent

Dumbarton | | G82 1EQ



Offered to the market in beautiful internal order, this unique 4-bedroom detached property is located in a highly desirable Dumbarton East address and has been improved and upgraded by the present owners to an exceptional standard.

# 96 Dumbuck Crescent

£345,000 Freehold

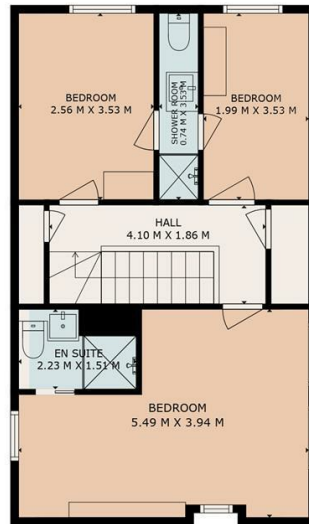


- Stunning Detached Villa
- Separate Sitting Room or Fourth Bedroom
- Three Bedrooms.
- Multiple Vehicle Driveway and Garage
- Wooden Cabin with Electrics
- Bright Lounge with Log Burner
- Recently Refurbished Dining Kitchen with Patio Doors to Garden
- En-suite Shower Room and Jack and Jill En-suite Bathroom
- Large Rear Gardens with Decking and Patio Area
- Early Viewing Essential!





FLOOR 1



FLOOR 2



**TOTAL: 128 m<sup>2</sup>**  
 FLOOR 1: 85 m<sup>2</sup>, FLOOR 2: 43 m<sup>2</sup>  
 EXCLUDED AREAS: LOW CEILING: 9 m<sup>2</sup>  
 WALLS: 12 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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