



3 Bedrooms

House - End Terrace

Offers Over

£169,995

Located in

Dumbarton



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



34 Mansewood Drive

Dumbarton | | G82 3ET



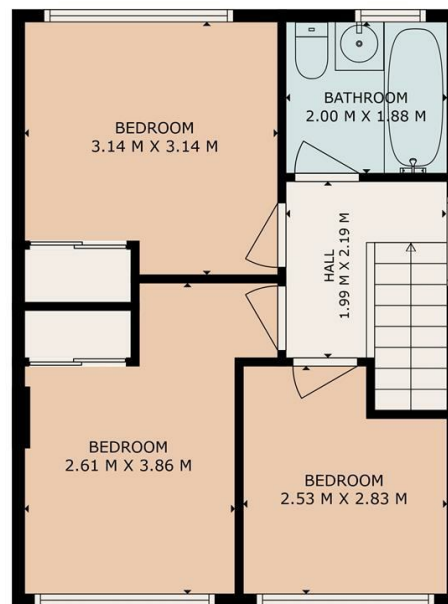
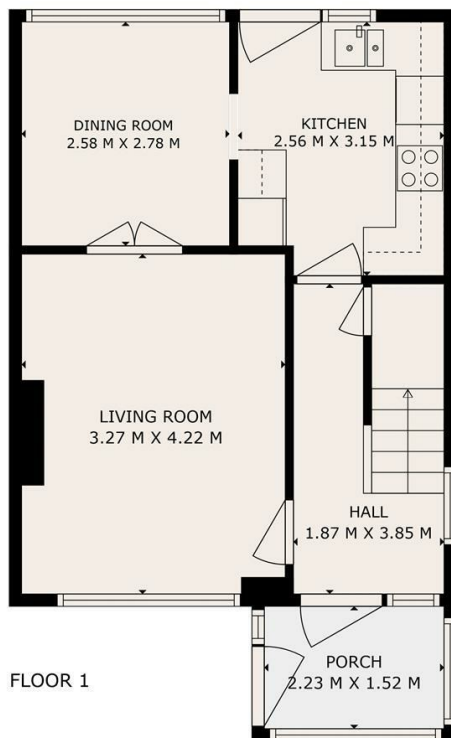
A rarely available well maintained 3-bedroom end terraced villa in popular locale with superb elevated and unobstructed views over the town to the River Clyde and Dumbarton Castle.

34 Mansewood Drive

£169,995 Freehold



- Rarely available 3 bedroom villa
- Superb elevated and unobstructed views over the town to the River Clyde and Dumbarton Castle.
- 2 double bedrooms
- Bright bathroom
- rear garden with shed and greenhouse
- End Terraced
- Well laid out accommodation
- 1 single bedroom
- Front garden with shrubbery and fencing



TOTAL: 74 m²
 FLOOR 1: 37 m², FLOOR 2: 37 m²
 EXCLUDED AREAS: PORCH: 3 m²
 WALLS: 9 m²

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

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