



3 Bedrooms

House - End Terrace

Offers Over

£169,995

Located in

Dumbarton



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



34 Mansewood Drive

Dumbarton | | G82 3ET



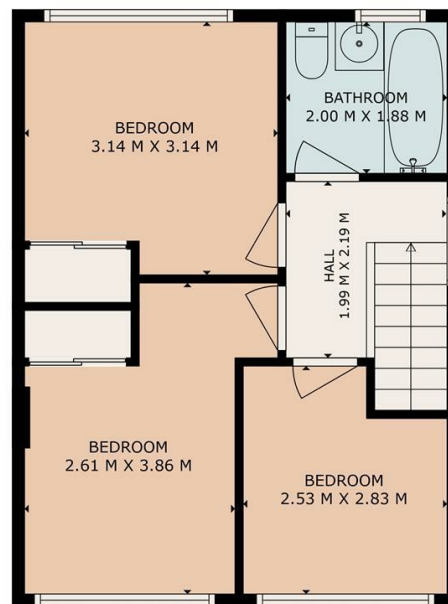
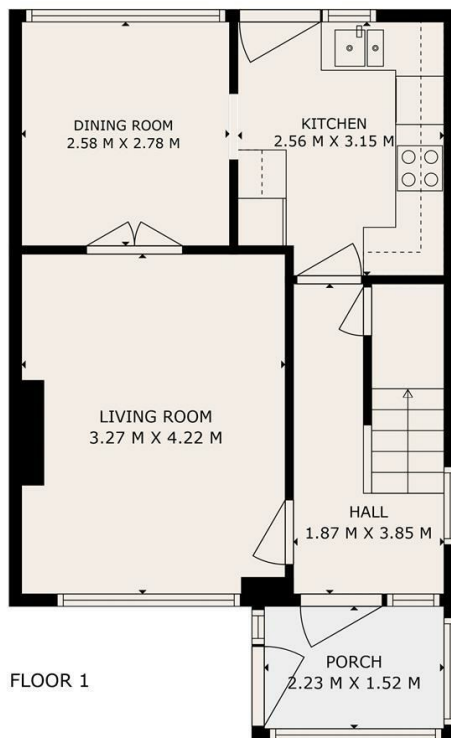
A rarely available well maintained 3-bedroom end terraced villa in popular locale with superb elevated and unobstructed views over the town to the River Clyde and Dumbarton Castle.

34 Mansewood Drive

£169,995 Freehold



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



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	

130 High Street Dumbarton
 West Dunbartonshire
 G82 1PQ



dumbarton@caledoniabureau.co.uk

01389 771777

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