



3 Bedrooms

Flat

Offers Over

£125,000

Located in

Dumbarton



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



12B Wallace Street

Dumbarton | | G82 1HJ



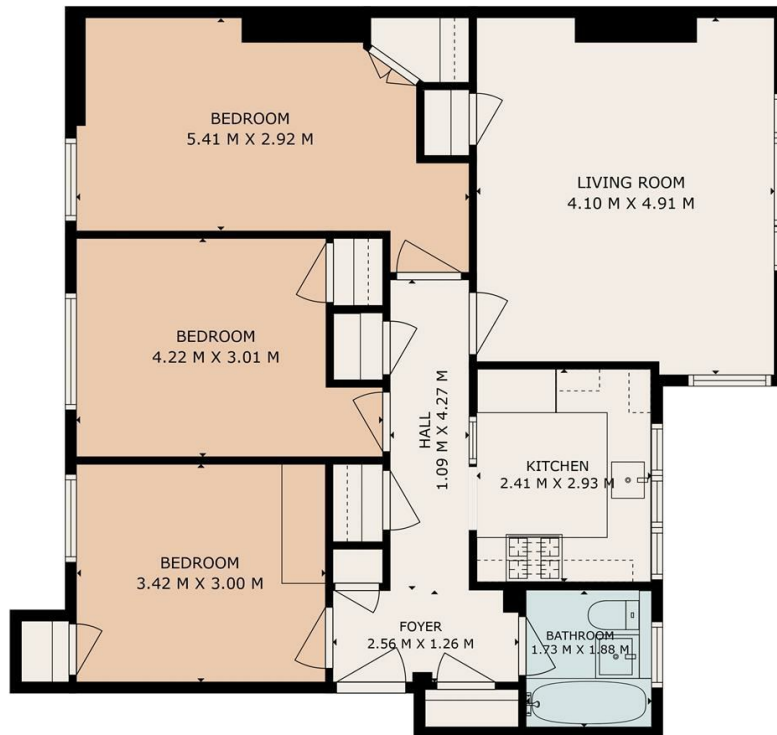
Closing Date Tuesday 19th at 12pm Exceptionally spacious three-bedroom ground floor flat within a traditional tenement building on Wallace Street in Dumbarton. This charming property offers a perfect blend of modern living and classic architecture.

12B Wallace Street

£125,000 Freehold



- Ground Floor Flat
- Large Lounge
- Three Bedrooms
- Tastefully Decorated Throughout
- Communal Gardens Grounds
- Extremely Spacious
- Fitted Kitchen
- Modern Family Bathroom
- Traditional Tenement Building
- Early Viewing Advised



TOTAL: 83 m²
FLOOR 1: 83 m²
WALLS: 7 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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