



4 Bedrooms

House - Detached

Offers Over

£285,000

Located in

Dumbarton



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



22 Perrays Grove

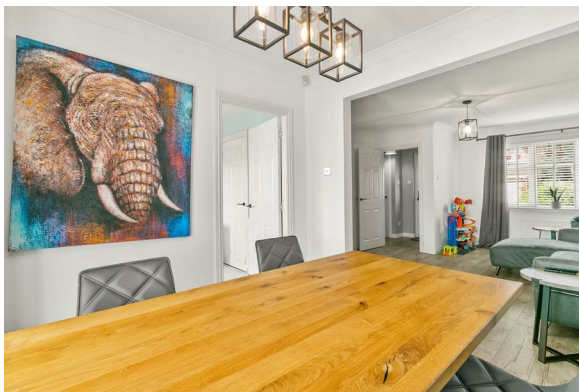
Dumbarton | West Dunbartonshire | G82 5HY



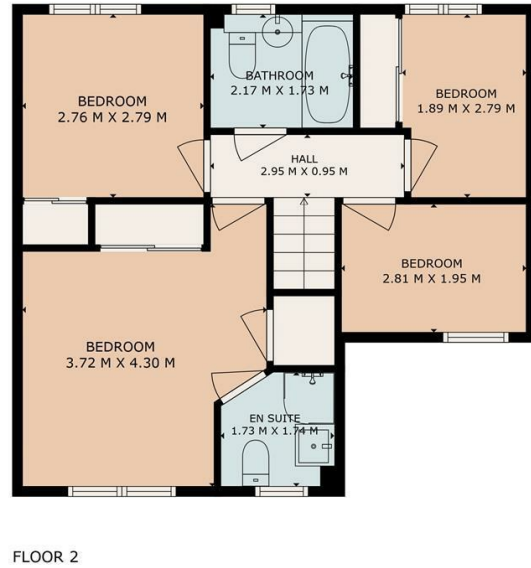
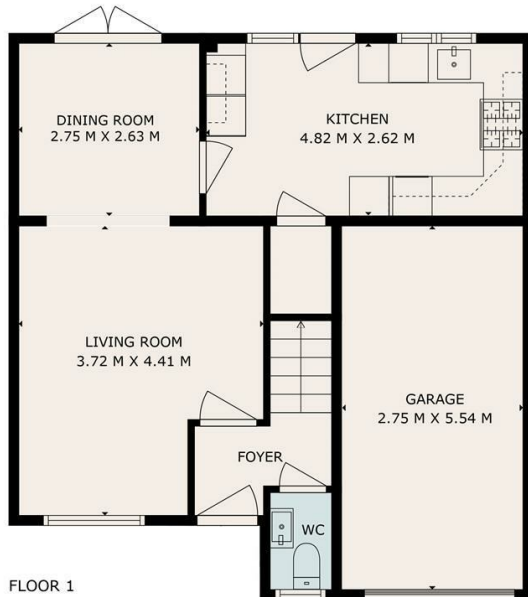
A rare opportunity to secure a beautifully presented 4-bedroom detached villa in the sought-after Perrays Grove area. Set on a generous corner plot, this impressive home combines space, style, and superb outdoor living, making it perfect for families and those who love to entertain.

22 Perrays Grove

£285,000 Freehold



- Modern Detached Villa
- Four Well-Proportioned Bedrooms – Including a master suite with en-suite shower room.
- Modern Kitchen – Well-appointed and overlooking the garden, ideal for both everyday meals and social gatherings.
- Detached Garage & Driveway – Ample parking plus secure storage.
- Early viewing essential!
- Bright & Spacious Living – Generous lounge with feature fireplace, seamlessly flowing into a formal dining area.
- Family Friendly Layout – Thoughtfully designed to balance open-plan flow with cosy retreat spaces.
- South-Facing Gardens – Perfectly positioned to enjoy the sun all day, offering a private and tranquil outdoor haven.
- Situated in a desirable residential setting close to local schools, shops, and excellent transport links.



TOTAL: 91 m²
 FLOOR 1: 43 m², FLOOR 2: 48 m²
 EXCLUDED AREAS: GARAGE: 15 m², PORCH: 6 m²
 WALLS: 12 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/>