



2 Bedrooms

Flat

Offers Over

£174,995

Located in

Dumbarton



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



3 Castlegate Avenue

Dumbarton | | G82 1AL



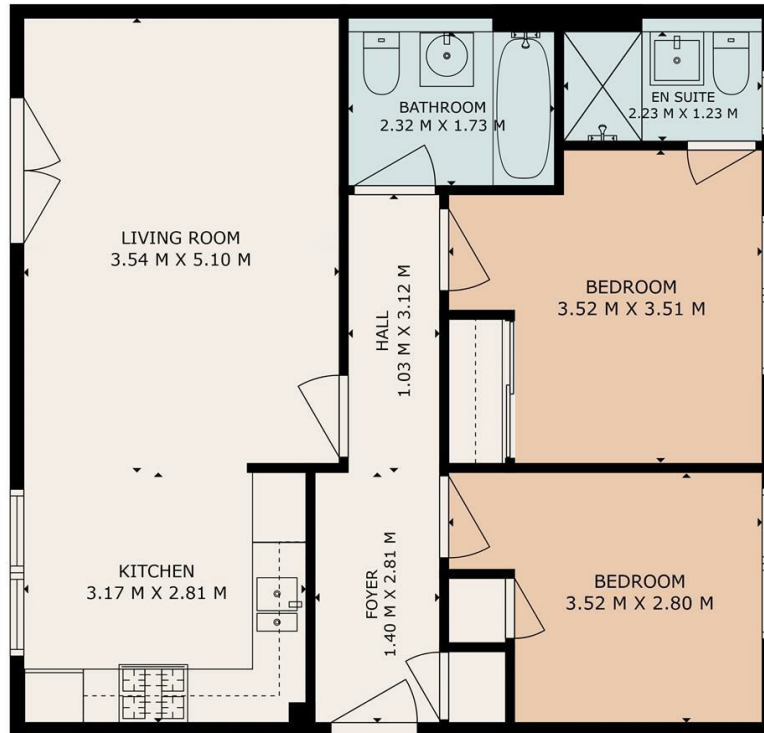
Immaculate Two-bedroom preferred ground floor apartment within desirable Dumbarton east modern development.

3 Castlegate Avenue

£174,995 Freehold



- Immaculate Ground Floor Flat
- Reception Hall with Storage
- Modern Kitchen
- Master with En-Suite Shower Room
- Tastefully Decorated Throughout
- Secure Entry System
- Large Open-Plan Lounge
- Two Bedrooms
- Modern Bathroom
- Viewing Essential!



TOTAL: 66 m²
FLOOR 1: 66 m²
WALLS: 5 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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