



3 Bedrooms

House - Semi-Detached

Offers Over

£269,000

Located in

Dumbarton



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# 57 Glasgow Road

Dumbarton | West Dunbartonshire | G82 1RB



Nestled in the desirable area of Glasgow Road, Dumbarton, this charming semi-detached house offers a perfect blend of traditional elegance and modern convenience. With three spacious bedrooms, this property is ideal for families seeking comfort and style.



# 57 Glasgow Road

£269,000 Freehold



- Traditional Semi Detached Villa
- Bay Windowed Lounge
- Separate Dining Room
- Modern Fitted Kitchen
- Three Generous Bedrooms
- Modern Bathroom
- Tastefully Decorated Throughout
- Front and Rear Gardens
- Detached Sun Room
- Viewing Essential!!



**TOTAL: 117 m<sup>2</sup>**  
 FLOOR 1: 65 m<sup>2</sup>, FLOOR 2: 12 m<sup>2</sup>, FLOOR 3: 40 m<sup>2</sup>  
 EXCLUDED AREAS: UTILITY: 2 m<sup>2</sup>, LOW CEILING: 4 m<sup>2</sup>, WALLS: 11 m<sup>2</sup>  
 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

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