



3 Bedrooms

House - Semi-Detached

Offers Over

£199,995

Located in

Dumbarton



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



23 Netherbog Road

Dumbarton | | G82 2HT



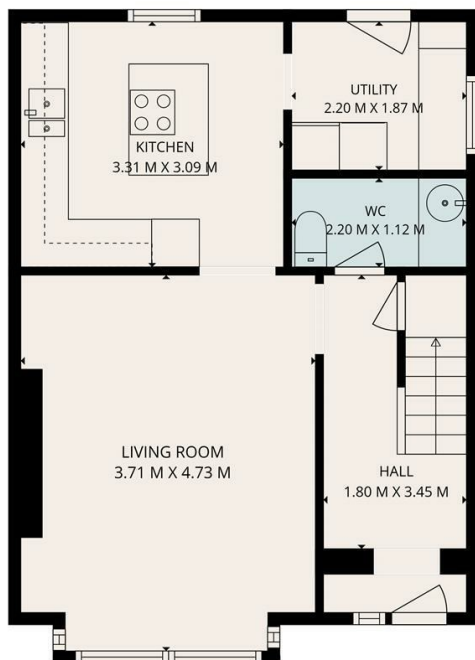
Nestled in the sought-after area of Netherbog Road, Dumbarton, this charming three bedroom semi-detached house offers a delightful blend of traditional features and modern comforts.

23 Netherbog Road

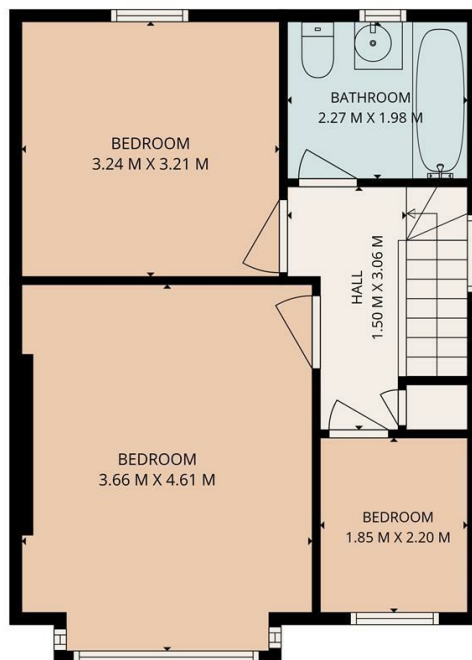
£199,995 Freehold



- Traditional Semi Detached Villa
- Box Windowed Lounge
- Separate Utility Room and Downstairs WC
- Family Bathroom
- Driveway and Outhouse
- Sought After Address
- Breakfasting Kitchen
- Three Bedrooms
- Enclosed Rear Garden
- Early viewings recommended!



FLOOR 1



FLOOR 2



TOTAL: 82 m²
 FLOOR 1: 39 m², FLOOR 2: 43 m²
 EXCLUDED AREAS: UTILITY: 4 m², WALLS: 8 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

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