



3 Bedrooms

Flat - Duplex

Offers Over

£210,000

Located in

Bowling



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



80B Dumbarton Road

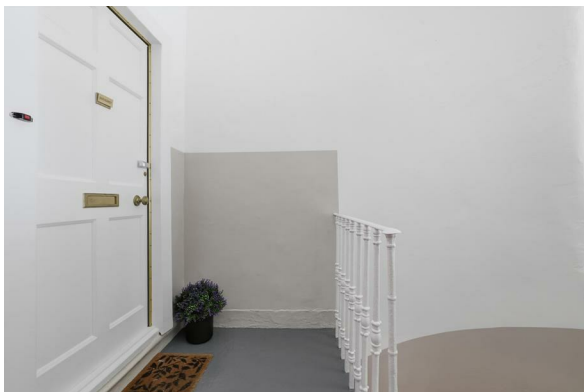
Bowling | | G60 5BB



A fantastic rarely available 3-bedroom traditional upper duplex apartment in the desirable village of Bowling. The property has the added advantage of private and communal gardens and private parking all within a handsome sandstone building.

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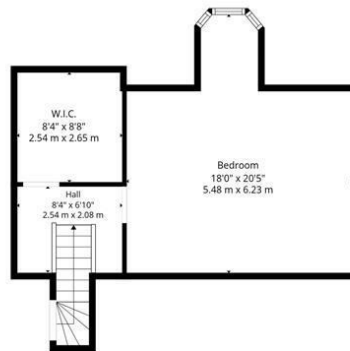
£210,000 Freehold



Council Tax Band D
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 	



2nd Floor



1st Floor

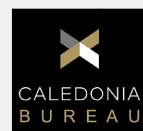


TOTAL: 1332 sq. ft, 124 m²
 1st floor: 932 sq. ft, 87 m², 2nd floor: 400 sq. ft, 37 m²
 EXCLUDED AREAS: STORAGE: 14 sq. ft, 1 m², LOW CEILING: 36 sq. ft, 4 m², WALLS: 125 sq. ft, 12 m²

Floor Plan Created By Elite Media Limited



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