



OFFERS OVER

£69,995

Station Road

Dumbarton, G82 1SA

## PROPERTY SUMMARY

Immaculate Traditional Red Sandstone First-Floor Flat – Walk-In Condition – Ideal for First-Time Buyers and Investors. This beautifully presented one bedroom first-floor flat occupies a prime position within a traditional red sandstone tenement, combining timeless period charm with stylish modern interiors. Upgraded by the current owner to an excellent standard, the property is offered in true walk-in condition and represents an outstanding opportunity for first-time buyers, downsizers, or investors alike.

Perfectly positioned on the preferred first floor, the property enjoys a highly convenient location on the ever-popular Station Road, just a stone's throw from Dumbarton Central Railway Station and within easy walking distance of a wide range of local amenities, shops, cafés, supermarkets, and leisure facilities.

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**LOCAL AUTHORITY**  
West Dunbartonshire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
A

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

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



**TOTAL: 43 m2**  
1st floor: 43 m2  
EXCLUDED AREAS: UTILITY: 2 m2, WALLS: 4 m2

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT



**HAXTON**  
PROPERTY

**OFFICE ADDRESS**

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G82 1SA

**OFFICE DETAILS**

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