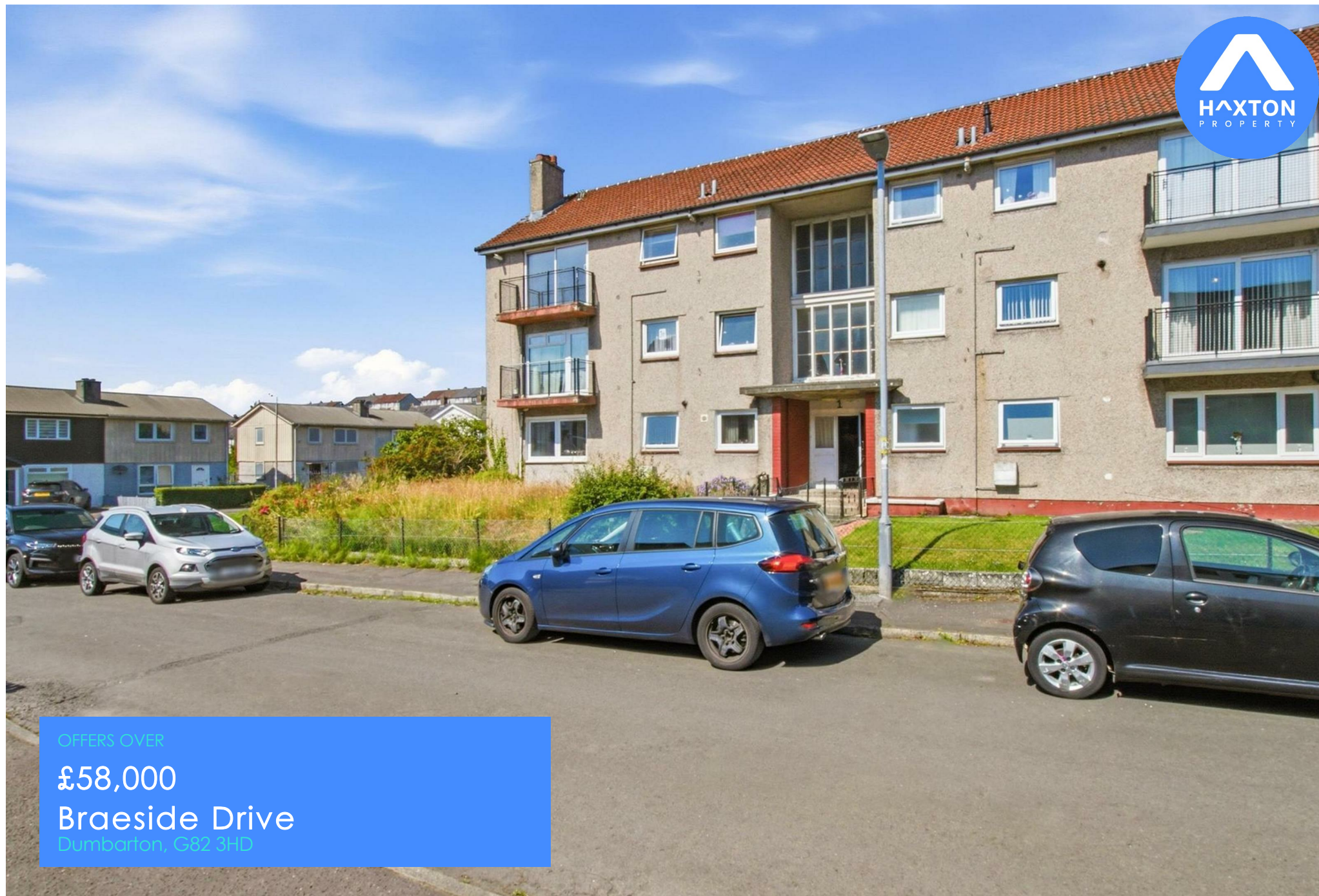




OFFERS OVER

£58,000

Braeside Drive

Dumbarton, G82 3HD

PROPERTY SUMMARY

An excellent opportunity to acquire a spacious Top Floor Two Bedroom Flat, offering bright family accommodation with open views and a private balcony. This well proportioned home is ideally suited to first time buyers, downsizers, or investors seeking a property with strong potential in a popular residential setting. Occupying the preferred top floor position within a well established development, the flat enjoys exceptional natural light, open outlooks, and fantastic scope for modernisation. Generous room sizes and a practical layout provide an appealing foundation for creating a stylish and comfortable home in a convenient and sought after location.

2



1



1











TOTAL: 66 m²
 1st floor: 66 m²
 EXCLUDED AREAS: BALCONY: 3 m², WALLS: 5 m²

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

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		
(55-68) D	67	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	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



HAXTON
 PROPERTY

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