

HAXTON
PROPERTY

OFFERS OVER

£149,995

Park Avenue

Dumbarton, G82 1BU

PROPERTY SUMMARY

Haxton Property are delighted to present this charming two bedroom upper cottage flat, occupying a prime position on highly sought after Park Avenue within Dumbarton's popular East End. The property presents an excellent opportunity for purchasers to create a home tailored to their own tastes and specifications, as it requires a degree of internal modernisation and upgrading. Beautifully set close to the tranquil Gruggies Burn, it enjoys a peaceful backdrop that enhances the sense of privacy and provides a pleasant natural setting. This deceptively spacious upper flat is full of potential, with the floored attic offering excellent scope for future development, subject to the necessary planning and building consents.

2

1

1





















TOTAL: 67 m2
1st floor: 67 m2
EXCLUDED AREAS: STORAGE: 2 m2, FOYER: 5 m2, WALLS: 7 m2

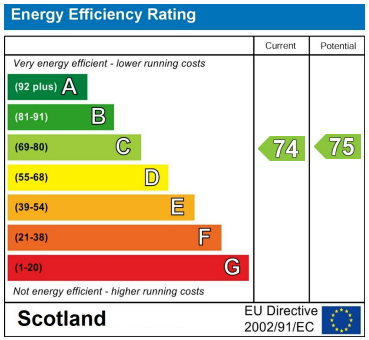
THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT

LOCAL AUTHORITY
West Dunbartonshire

TENURE
Freehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only



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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