



OFFERS OVER

£140,000

Carman View

Dumbarton, G82 3AX

PROPERTY SUMMARY

This beautiful and exceptional south facing three bedroom Semi Detached Villa enjoys a prime position within the ever popular Carman View, offering magnificent open aspects and superb family accommodation. Attractively presented and thoughtfully maintained, it combines space, comfort and practicality, making it an outstanding choice for modern family living. Early viewing is strongly advised to fully appreciate the quality, setting and lifestyle on offer, as this impressive home is certain to attract significant interest.

A charming front porch opens into a warm and welcoming reception hallway, complete with a useful understairs storage cupboard. The family living room is a bright and inviting space, enhanced by a large focal point window that floods the room with natural light, crisp white décor and laminate flooring create a fresh, contemporary backdrop ideal for everyday relaxation.

3



1



1











1ST FLOOR



2ND FLOOR

LOCAL AUTHORITY
West Dunbartonshire

TENURE
Freehold

COUNCIL TAX BAND
C

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		62	69
(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



TOTAL: 88 m²
1st floor: 44 m², 2nd floor: 44 m²
EXCLUDED AREAS: PORCH: 2 m², WALLS: 8 m²

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



HAXTON
PROPERTY

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