



OFFERS OVER

£165,000

Park Avenue

Dumbarton, G82 1BU

PROPERTY SUMMARY

Magnificent two-bedroom Upper Cottage Flat commanding a prime position on the highly sought-after Park Avenue in Dumbarton's popular East End. Deceptively spacious and beautifully presented, this exceptional home offers a refined blend of elegance, comfort, and lifestyle appeal, all within easy walking distance of Dumbarton East train station. Thoughtfully upgraded and tastefully decorated by the current owners, it provides versatile accommodation with the added potential to convert the attic space, subject to the necessary consents. Opportunities of this calibre are rare, particularly in such a desirable and well-established address.

2



1



1











2ND FLOOR



1ST FLOOR

TOTAL: 74 m²
 1st floor: 4 m², 2nd floor: 70 m²
 EXCLUDED AREAS: STORAGE: 2 m², WALLS: 8 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		69	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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