



OFFERS OVER

£69,995

Station Road

Dumbarton, G82 1SA

PROPERTY SUMMARY

*** CLOSING DATE FRIDAY 12TH SEPTEMBER 2025 AT 12:00 NOON ***

A Distinctive Second-Floor Tenement Flat with Flair, Functionality, and Timeless Charm.

Tucked within a traditional red sandstone tenement, this thoughtfully reimagined second-floor flat defies convention with its clever layout and captivating blend of old and new. Designed with practicality at its core, every inch of the home has been optimised for modern living without compromising its character.

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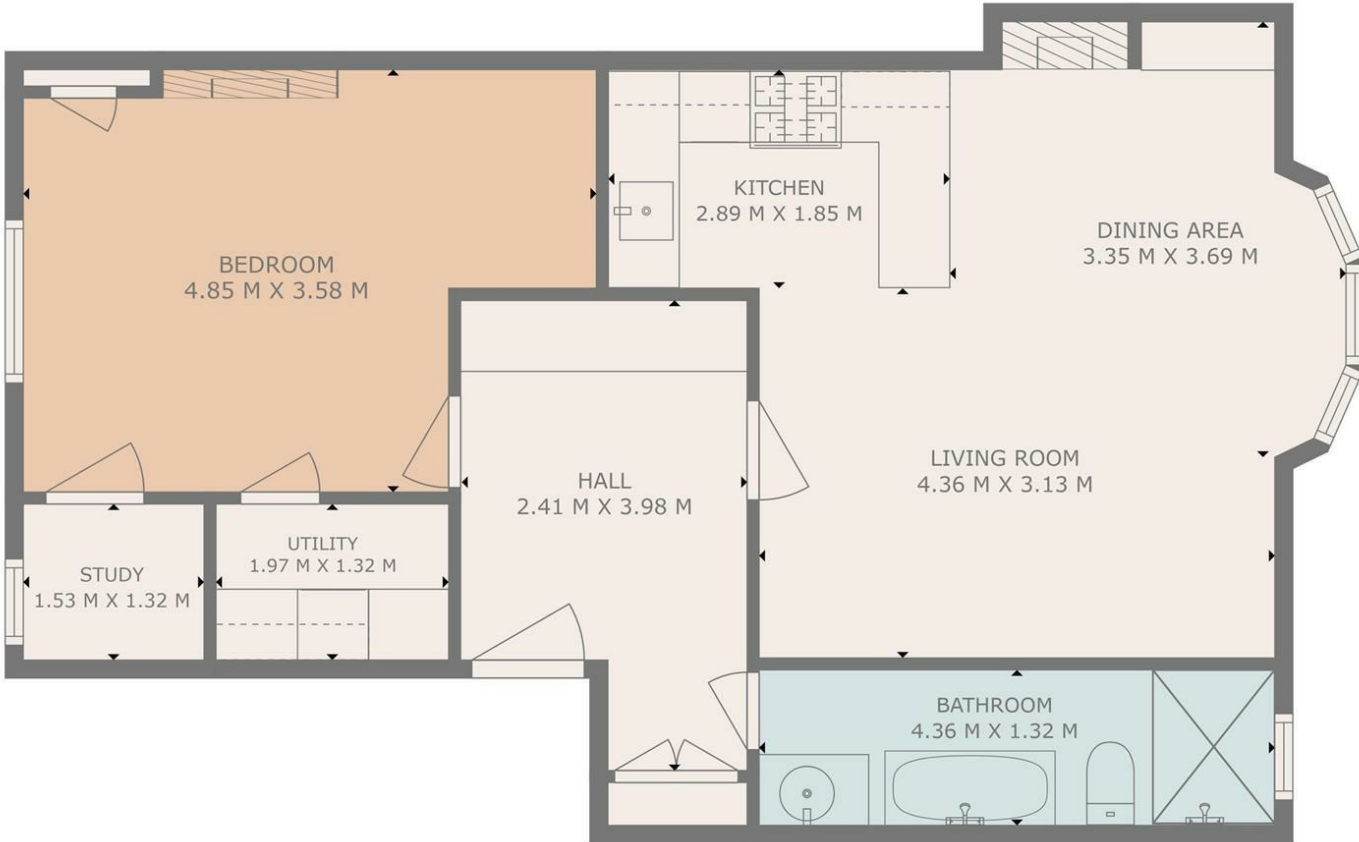
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LOCAL AUTHORITY

West Dunbartonshire

TENURE

Freehold

COUNCIL TAX BAND

A

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		75	80
(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



TOTAL: 60 m²
FLOOR 1: 60 m²
EXCLUDED AREAS: UTILITY: 3 m², WALLS: 5 m²
 THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT



HAXTON
 PROPERTY

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