



OFFERS OVER

£118,000

Cumbræ Crescent South

Dumbarton, G82 5AW

PROPERTY SUMMARY

Haxton Property are delighted to present this truly magnificent family sized Four Bedroom Semi Detached Villa, set upon an exceptional corner plot and offering a rare blend of generous, versatile accommodation and outstanding outdoor space. With superb gardens to the front, side and rear, splendid open views and excellent off street parking, this is a home that must be viewed to fully appreciate the scale, flexibility and quality of living on offer — a property certain to impress even the most discerning purchaser.

4



2



1











TOTAL: 102 m²
 1st floor: 51 m², 2nd floor: 51 m²
 EXCLUDED AREAS: WALLS: 12 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	71	78
(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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