



2 Bedrooms

Flat

Offers Over

£190,000

Located in

Dumbarton



<https://www.caledoniabureau.co.uk/>



# 7 Clydeshore Road

Dumbarton | | G82 4AF

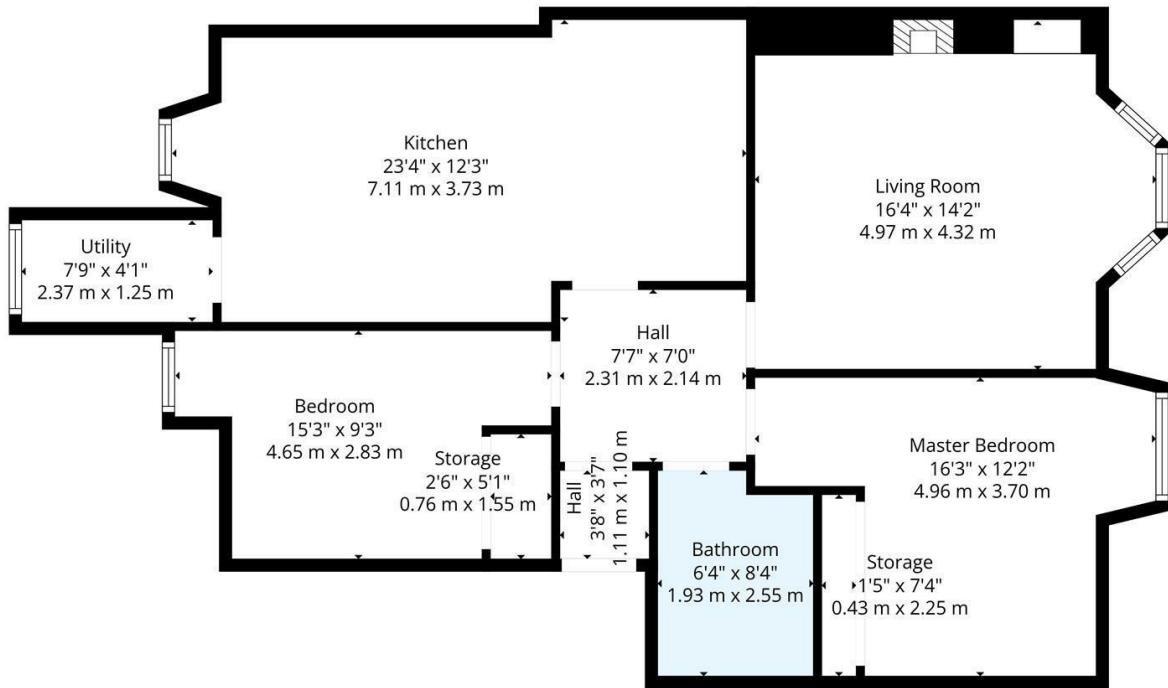


Beautifully presented two bedroom Top (2nd) Floor Flat situated in a traditional sandstone building in an excellent location close to both the centre of the Dumbarton and also nearby Levenshore Park.

# 7 Clydeshore Road

£190,000 Freehold





**TOTAL: 869 sq. ft, 81 m<sup>2</sup>**  
 1st floor: 869 sq. ft, 81 m<sup>2</sup>  
 EXCLUDED AREAS: STORAGE: 23 sq. ft, 2 m<sup>2</sup>, UTILITY: 32 sq. ft, 3 m<sup>2</sup>, WALLS: 76 sq. ft, 7 m<sup>2</sup>



Floor Plan Created By Elite Media Limited

## Council Tax Band

## Local Authority

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

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