



3 Bedrooms

House

Offers Over

£235,000

Located in

Alexandria



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# 16 Bramble Hedge Path

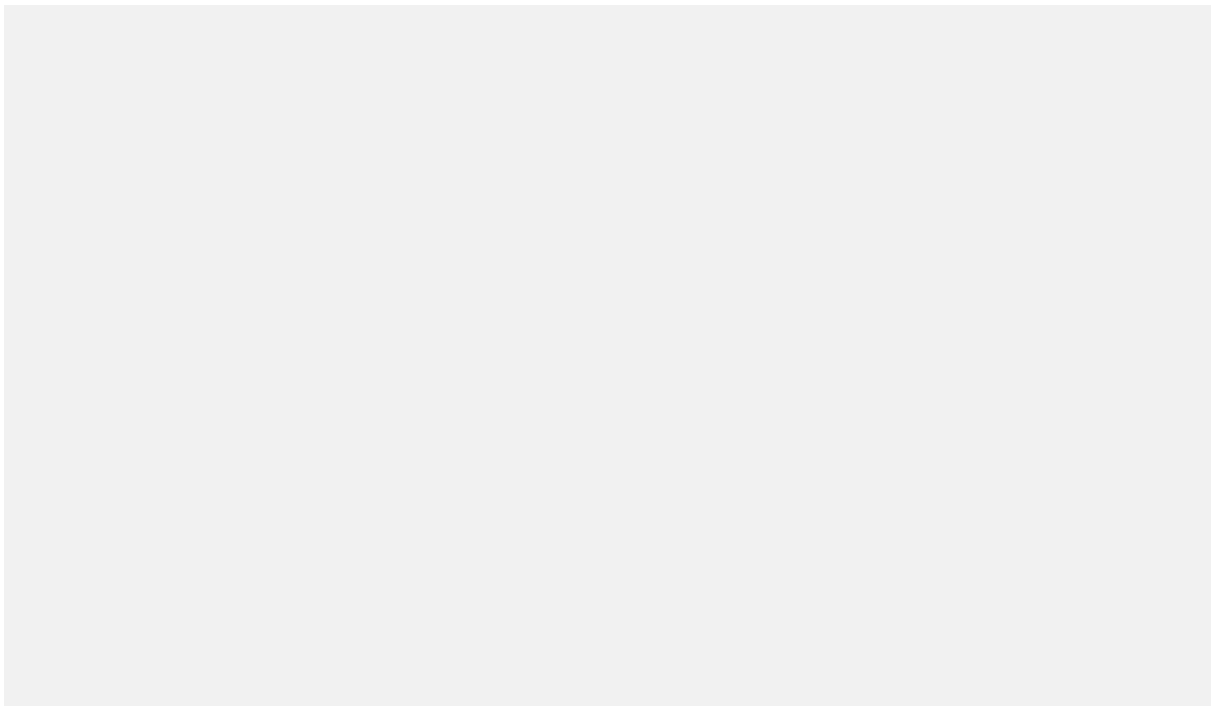
Alexandria | | G83 8PH

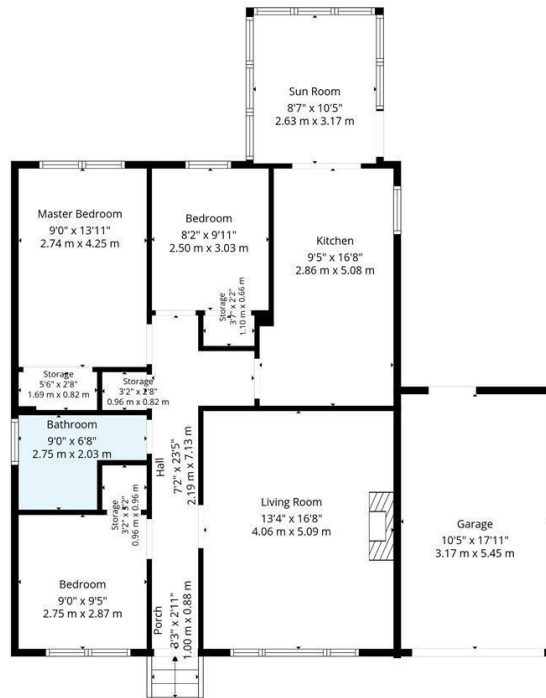


Delightful three bedroom linked detached Bungalow in a cul-de-sac development which offers traffic free living in a convenient location close to the centre of Balloch and the nearby towns of Dumbarton and Alexandria. Level garden plot with double driveway and Garage.

# 16 Bramble Hedge Path

£235,000 Freehold





**TOTAL: 938 sq. ft, 87 m<sup>2</sup>**  
 1st floor: 938 sq. ft, 87 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 186 sq. ft, 17 m<sup>2</sup>, STORAGE: 42 sq. ft, 4 m<sup>2</sup>, PORCH: 9 sq. ft, 1 m<sup>2</sup>,  
 WALLS: 90 sq. ft, 10 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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