



3 Bedrooms

Flat

Offers Over

£135,000

Located in

Dumbarton



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



# Flat 4, 3 Chapelton Gardens

Dumbarton | | G82 2AL



**\*\*CLOSING DATE FRIDAY 20TH AT 12PM\*\*** Welcome to this rarely available three-bedroom upper flat located in the sought-after area of Chapelton Gardens, Dumbarton. This charming property offers a perfect blend of comfort and convenience, making it an ideal choice for families or those seeking extra space.

# Flat 4, 3 Chapelton Gardens

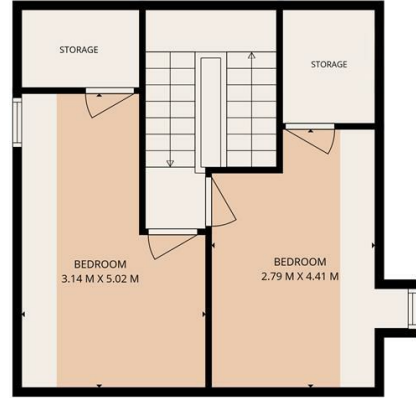
£135,000 Freehold



- Upper Flat
- Bay Windowed Lounge
- Family Bathroom
- Generous Storage
- Early Viewing Advised
- Rarely Available
- Large Breakfasting Kitchen
- Three Bedrooms
- Private Garden Section



1ST FLOOR



2ND FLOOR



**TOTAL: 102 m<sup>2</sup>**  
 1st floor: 75 m<sup>2</sup>, 2nd floor: 27 m<sup>2</sup>  
 EXCLUDED AREAS: FIREPLACE: 1 m<sup>2</sup>, LOW CEILING: 8 m<sup>2</sup>, STORAGE: 4 m<sup>2</sup>,  
 OPEN TO BELOW: 1 m<sup>2</sup>, WALLS: 10 m<sup>2</sup>

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT



## 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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