



2 Bedrooms

House - End Terrace

Offers Over

£125,000

Located in



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



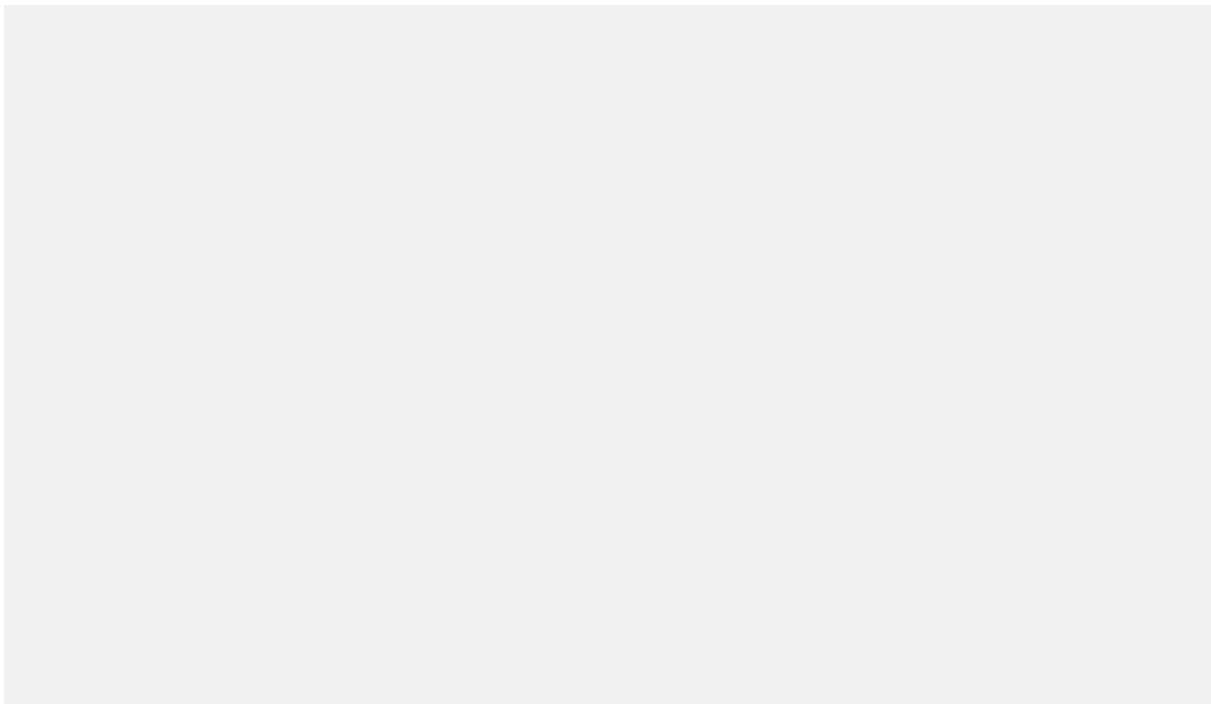
31 Hawthorn Avenue, Dumbarton,
West Dunbartonshire | G82 5HX

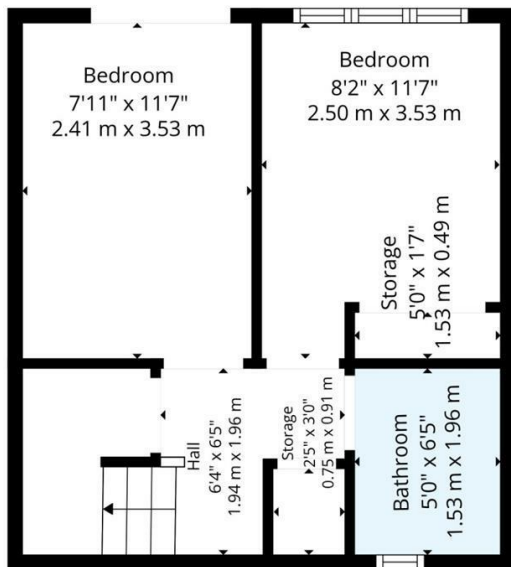


An outstanding Two-Bedroom End Terraced Villa set within a quiet cul de sac. The property benefits from tasteful light décor complimented by quality carpeting throughout. A system of gas fired central heating and double-glazed sealed units, Monoblock parking and landscaped gardens to rear. A must view!!

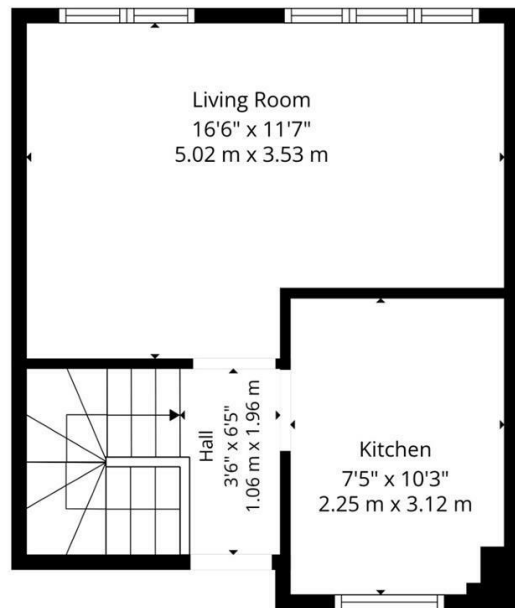
31 Hawthorn Avenue,

£125,000 Freehold





1st Floor



2nd Floor



TOTAL: 599 sq. ft, 56 m2
 1st floor: 286 sq. ft, 27 m2, 2nd floor: 313 sq. ft, 29 m2
 EXCLUDED AREAS: STORAGE: 15 sq. ft, 2 m2, WALLS: 73 sq. ft, 6 m2
 Floor Plan Created By Elite Media Limited



Council Tax Band C

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

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