



OFFERS OVER

£300,000

Bonhill Road

Dumbarton, G82 2DR

PROPERTY SUMMARY

A Distinguished Traditional Upper Conversion Occupying the First and Attic Floors of an Elegant, Detached Sandstone Villa, Offering Beautifully Proportioned Accommodation, Private Landscaped Gardens, and an Exceptional Sense of Space.

Occupying the first and attic floors of this distinguished sandstone villa, the property offers beautifully balanced accommodation arranged across two levels, with a welcoming first floor comprising hallway, formal bay windowed living room with dining area, two generous bedrooms, charming dining kitchen, generous utility room, modern bathroom, and an impressive attic floor featuring contemporary shower room and a substantial versatile attic bedroom with open plan living space.

3



2



2











1ST FLOOR



ENTRY



2ND FLOOR

TOTAL: 135 m2

Basement: 4 m2, 1st floor: 96 m2, 2nd floor: 35 m2

EXCLUDED AREAS: UTILITY: 7 m2, FIREPLACE: 1 m2, LOW CEILING: 13 m2, WALLS: 13 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

D

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			
(55-68) D		69	77
(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

OFFICE ADDRESS

15 Station Road
Dumbarton
Dunbartonshire
G82 1SA

OFFICE DETAILS

01389 719000
info@haxtonproperty.co.uk
www.haxtonproperty.co.uk