



OFFERS OVER

£225,000

Almora Drive

Dumbarton, G82 1AE

PROPERTY SUMMARY

A beautifully presented Two Bedroom Modern Mid Terrace Villa, set within one of Dumbarton East's most desirable and exclusive residential pockets. This lovely home blends contemporary styling with a warm, welcoming atmosphere, and its south facing garden, immaculate interiors and magnificent summer house create an exceptional lifestyle opportunity that will appeal to a wide range of buyers. The property enjoys an elegant, impeccably maintained frontage that immediately enhances its kerb appeal. Two exclusive allocated parking bays also accompany the property.

2



2



1











BASEMENT



1ST FLOOR

LOCAL AUTHORITY
West Dunbartonshire

TENURE
Freehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	87
(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	

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



TOTAL: 62 m2
Basement: 31 m2, 1st floor: 31 m2
EXCLUDED AREAS: WALLS: 8 m2

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



HAXTON
PROPERTY

OFFICE ADDRESS
15 Station Road
Dumbarton
Dunbartonshire
G82 1SA

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