

OFFERS OVER

£79,995

Knoxland Square

Dumbarton, G82 1HS

PROPERTY SUMMARY

Set within the highly sought-after Knoxland Square Conservation Area, this two-bedroom first-floor flat offers an excellent opportunity for first-time buyers and investors alike. Perfectly positioned, the property enjoys elevated views across the square, creating a tranquil and picturesque setting that enhances its traditional charm. While requiring a degree of modernisation, the flat provides a wonderful canvas for personalisation, with generous proportions and excellent natural light throughout. Accessed via a well-maintained communal close, the flat is located on the preferred first floor and benefits from an internal communal entrance hall before reaching the private front door. The welcoming entrance hall provides access to all apartments. The living room sits to the front of the property and enjoys stunning views over Knoxland Square. This good-sized room features neutral décor and a radiator cover, creating a bright and inviting space.

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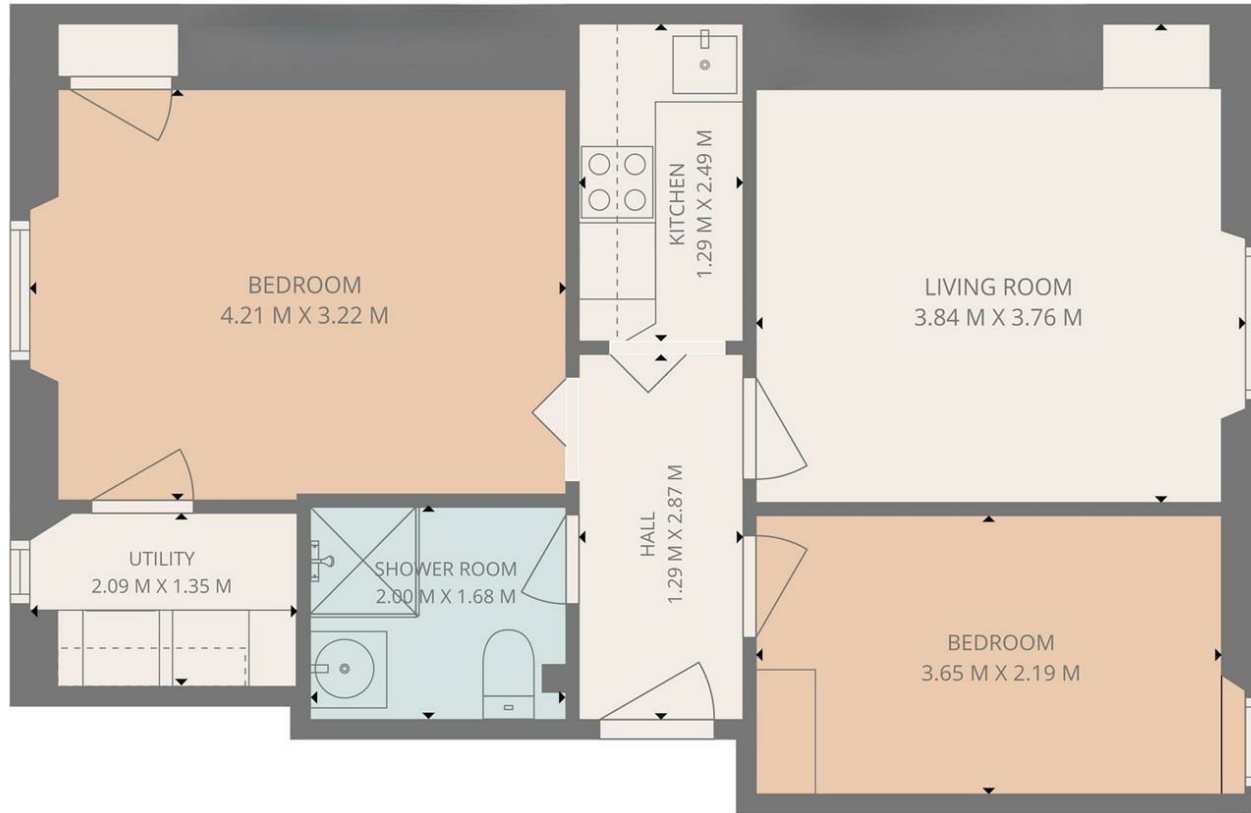
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TOTAL: 47 m²
 1st floor: 47 m²
 EXCLUDED AREAS: UTILITY: 3 m², UNDEFINED: 0 m², WALLS: 6 m²

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

LOCAL AUTHORITY
 West Dunbartonshire

TENURE
 Freehold

COUNCIL TAX BAND
 B

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	76	80
(55-68)	D		
(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