



OFFERS OVER

£179,995

Clydeshire Road

Dumbarton, G82 4AF

PROPERTY SUMMARY

A beautifully presented two-bedroom traditional first-floor flat, set within a distinguished blonde sandstone tenement in the heart of the Kirktonhill Conservation Area.

Positioned at the entrance to the peaceful and highly regarded Kirktonhill Conservation Area, this elegant first-floor flat occupies a preferred position within one of the area's most attractive and meticulously maintained blonde sandstone buildings. Ideally located southwest of Dumbarton's town centre, the property is just a short stroll from the scenic Levensgrove Park, where the River Leven meets the Clyde estuary offering expansive green space and tranquil riverside walks.

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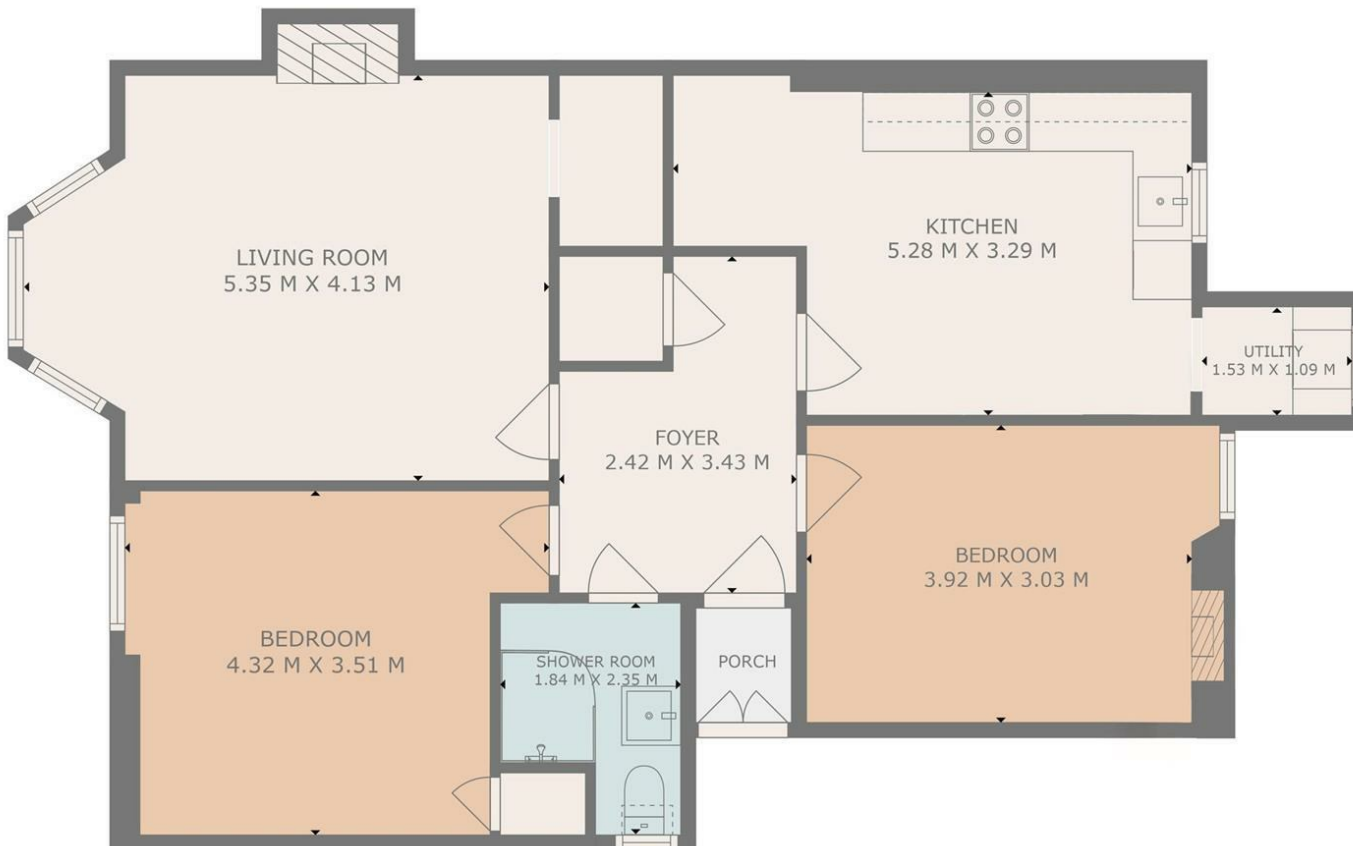
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TOTAL: 80 m²
FLOOR 1: 80 m²
EXCLUDED AREAS: PORCH: 1 m², FIREPLACE: 2 m²
 THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT



LOCAL AUTHORITY
 West Dunbartonshire

TENURE
 Freehold

COUNCIL TAX BAND
 D

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(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

HAXTON
 PROPERTY

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