



3 Bedrooms

House - Mid Terrace

Offers Over

£157,000

Located in

Dumbarton



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



47 Carman View

Dumbarton | | G82 3AX



Beautifully styled and recently upgraded and refurbished three-bedroom mid terrace villa, positioned on an elevated plot within desirable Bellsmyre address. With new windows and roof, this is a home that blends contemporary elegance with effortless comfort, offering walk in accommodation just moments from local amenities, reputable schooling.

47 Carman View

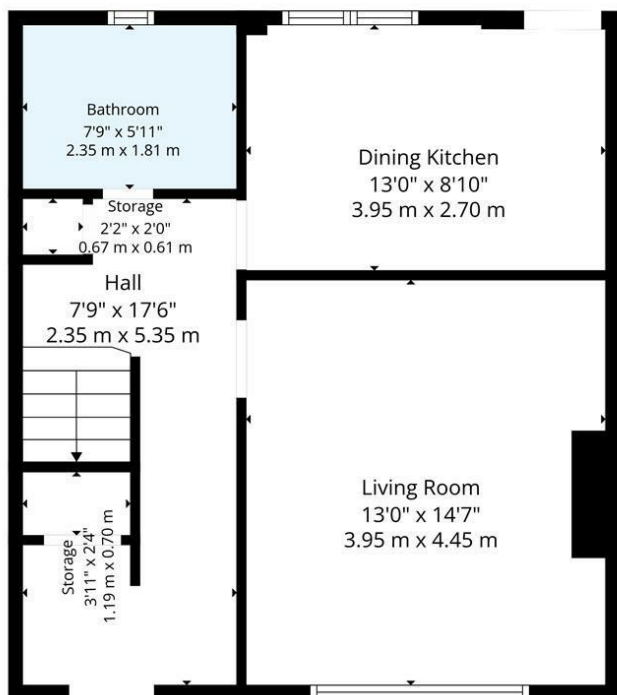
£157,000 Freehold



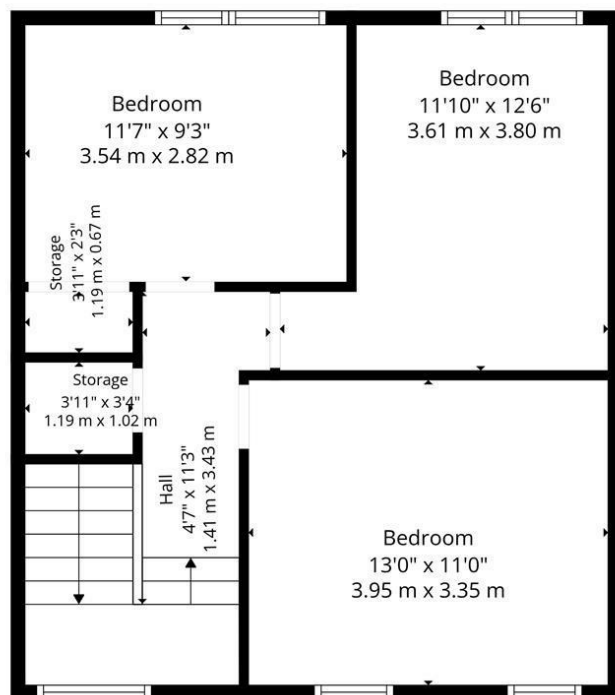
Council Tax Band C
Local Authority

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 	



1st Floor



2nd Floor



TOTAL: 963 sq. ft, 89 m2
1st floor: 486 sq. ft, 45 m2, 2nd floor: 477 sq. ft, 44 m2
EXCLUDED AREAS: STORAGE: 36 sq. ft, 3 m2, WALLS: 92 sq. ft, 9 m2

Floor Plan Created By Elite Media Limited



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