



3 Bedrooms

Bungalow - Detached

Offers Over

£325,000

Located in

Dumbarton



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



## 2 Helenslee Court

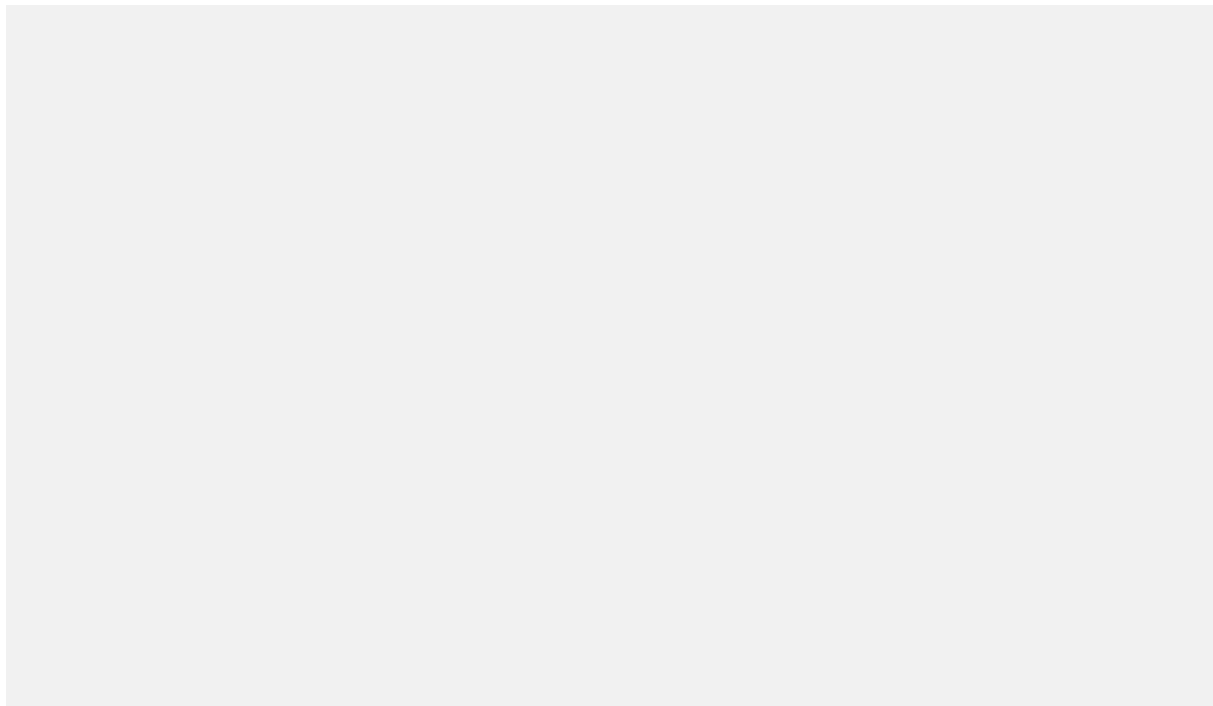
Dumbarton | | G82 4HT

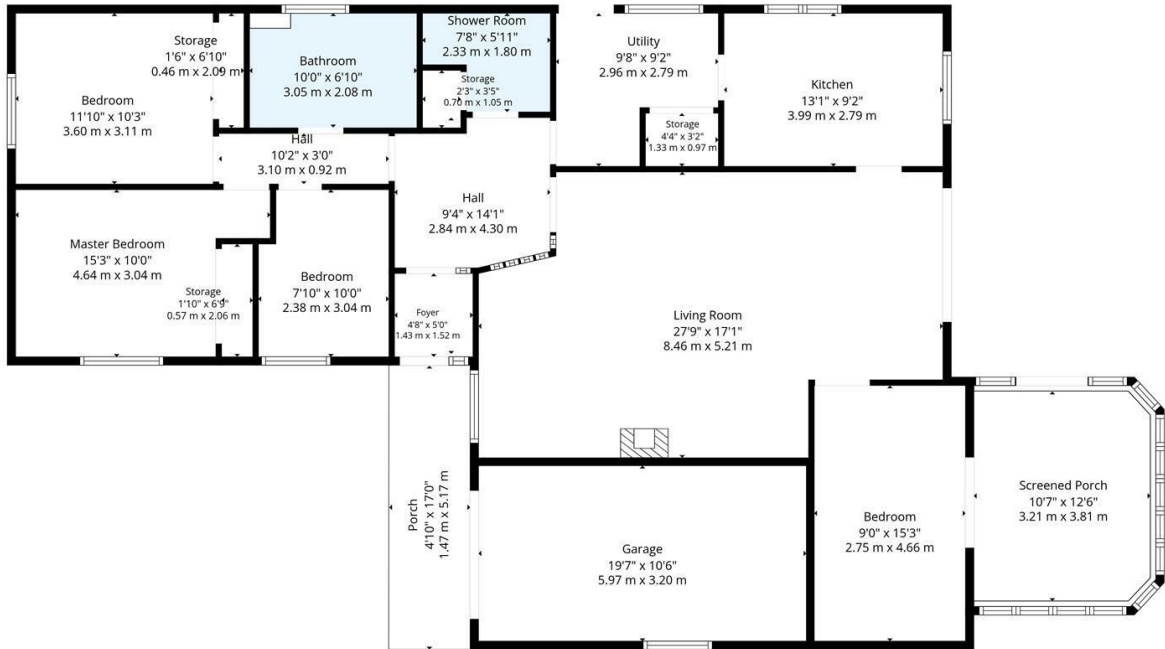


Extremely rare and spacious 5 apartment detached bungalow with flexible layout within conservation area in one of Dumbarton's premier locations close to Levensgrove park. Driveway Garage Level rear gardens and conservatory.

# 2 Helenslee Court

£325,000 Freehold





**TOTAL: 1290 sq. ft, 120 m<sup>2</sup>**

1st floor: 1290 sq. ft, 120 m<sup>2</sup>

EXCLUDED AREAS: SCREENED PORCH: 141 sq. ft, 13 m<sup>2</sup>, PORCH: 83 sq. ft, 8 m<sup>2</sup>, STORAGE: 47 sq. ft, 5 m<sup>2</sup>, UTILITY: 72 sq. ft, 7 m<sup>2</sup>, GARAGE: 205 sq. ft, 19 m<sup>2</sup>, WALLS: 127 sq. ft, 11 m<sup>2</sup>

Floor Plan Created By Elite Media Limited



## Council Tax Band F

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

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