



3 Bedrooms

House - Terraced

Offers Over

£155,000

Located in

Dumbarton



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## 3 Campbell Terrace

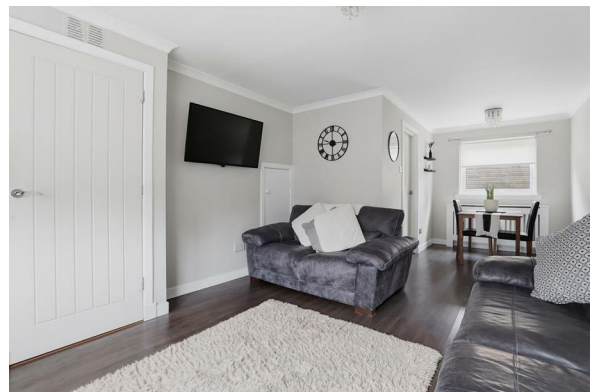
Dumbarton | | G82 3PA

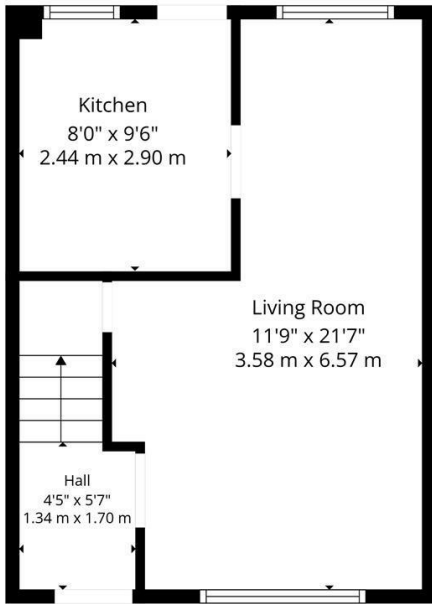


Immaculately presented three-bedroom mid-terrace villa with Garage and driveway, which is located in this quiet cul-de-sac within the much sought after High Overtoun Estate.

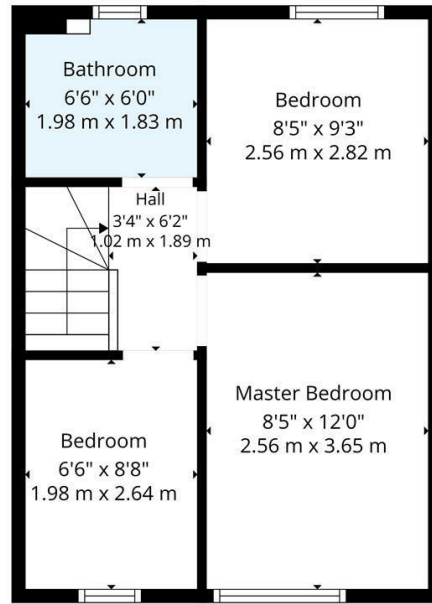
# 3 Campbell Terrace

£155,000 Freehold





1st Floor



2nd Floor



**TOTAL: 656 sq. ft, 61 m2**  
 1st floor: 328 sq. ft, 31 m2, 2nd floor: 328 sq. ft, 30 m2  
 EXCLUDED AREAS: WALLS: 76 sq. ft, 7 m2

Floor Plan Created By Elite Media Limited



## Council Tax Band

## 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<br>2002/91/EC |           |

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