



OFFERS OVER

£165,000

Levenford Terrace

Dumbarton, G82 4BA

PROPERTY SUMMARY

Set within a distinguished red sandstone tenement in the heart of the Kirktonhill Conservation Area, this magnificent two-bedroom top floor flat has been extensively renovated, thoughtfully redesigned and beautifully reconfigured to offer a rare blend of period charm and contemporary elegance. The specification is truly outstanding throughout; the seller has excelled in presenting a home of exceptional quality and style. Elevated above the River Leven, the property enjoys spectacular, uninterrupted views across the water and the landscaped beauty of Levensgrove Park, with Dumbarton Castle rising proudly in the distance, an iconic outlook that defines the unique appeal of this remarkable residence.

2



2



1











TOTAL: 64 m²
 1st floor: 64 m²
 EXCLUDED AREAS: 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
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	70	75
	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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