



4 Bedrooms

House - Link Detached

Offers Over

£349,000

Located in

Dumbarton



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4 Cedar Grove

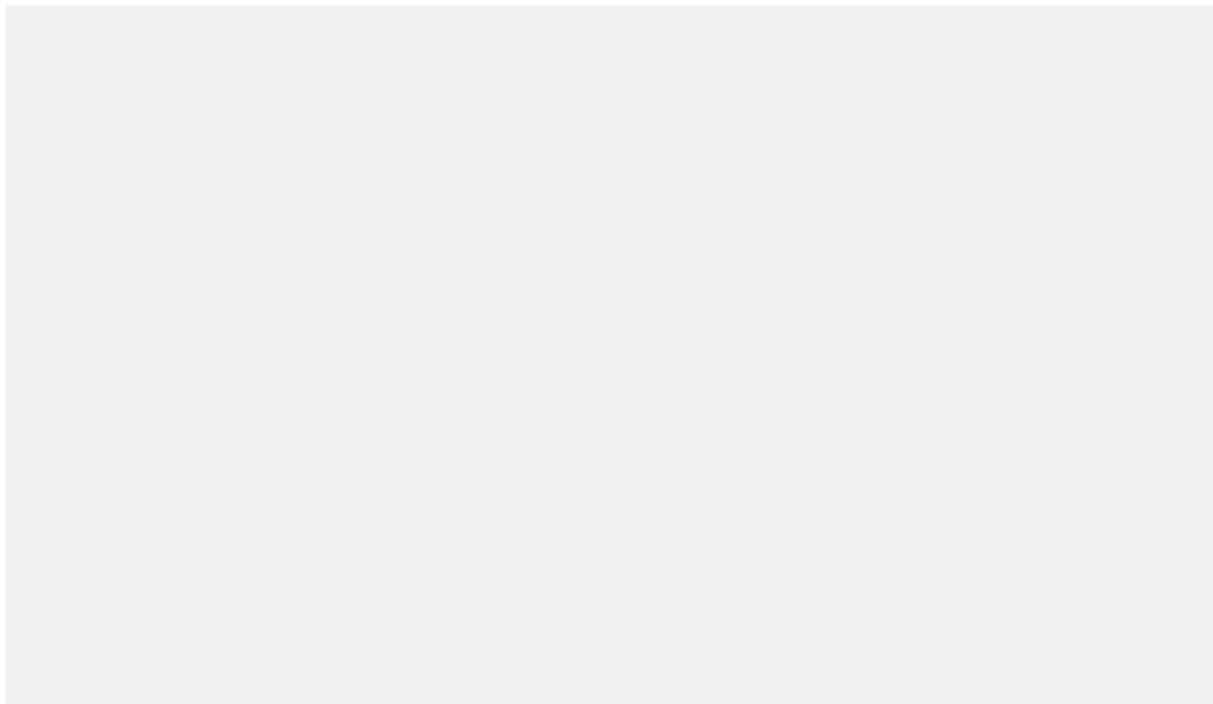
Dumbarton | | G82 5JW



Rarely available linked detached villa offering a flexible layout with 4 reception rooms and 4 bedrooms in secluded cul-de-sac, in the heart of the sought-after village of Cardross with private gardens, Driveway and Garage.

4 Cedar Grove

£349,000 Freehold





TOTAL: 1858 sq. ft, 173 m²
 1st floor: 1148 sq. ft, 107 m², 2nd floor: 710 sq. ft, 66 m²
 EXCLUDED AREAS: GARAGE: 143 sq. ft, 13 m², STORAGE: 18 sq. ft, 2 m², FIREPLACE: 8 sq. ft, 1 m²,
 BEDROOM 3: 15 sq. ft, 1 m², LOW CEILING: 8 sq. ft, 1 m², BEDROOM 2: 2 sq. ft, 0 m²,
 BEDROOM 4: 5 sq. ft, 0 m², BEDROOM 1: 4 sq. ft, 0 m², WALLS: 176 sq. ft, 16 m²

Floor Plan Created By Elite Media Limited

Council Tax Band G

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	

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