



2 Bedrooms

House - Semi-Detached

Offers Over

£129,000

Located in

Dumbarton



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



# 19 Talbot Road

Dumbarton | | G83 8AB



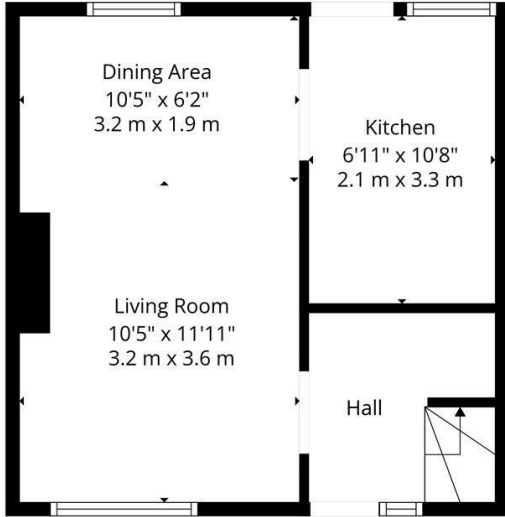
Home Report £140,000. Beautifully presented two-bedroom semi-detached villa that offers a delightful blend of modern living and comfort.

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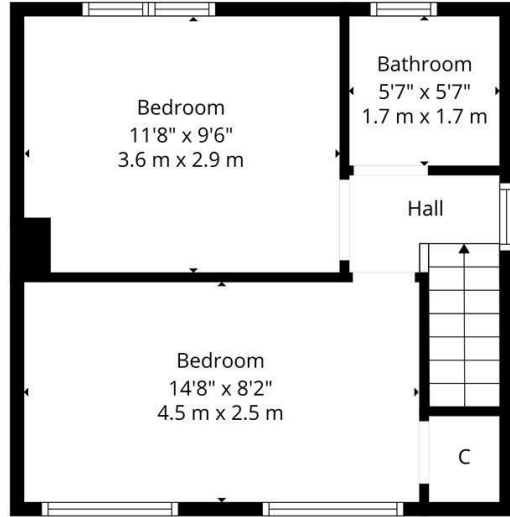
£129,000 Freehold



- Semi Detached Villa
- Modern Fitted Kitchen
- Modern Family Bathroom
- Private Garden Grounds to Front and Rear
- Bright Lounge and Dining Area
- Two Generous Sized Bedrooms
- Double Glazing and Central Heating
- Viewing Essential



Ground Floor



1st Floor



**Total: 639 sq. Ft, 60 m2**  
 Ground Floor: 320 sq. Ft, 30 M2, 1st Floor: 319 sq. Ft, 30 m2  
 Excluded Areas: Walls: 59 sq. Ft, 5 m2  
All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>

## 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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	

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