



OFFERS OVER

£69,995

Wallace Street

Dumbarton, G82 1HH

PROPERTY SUMMARY

Excellent Traditional First-Floor Flat in the Highly Sought-After East End of Dumbarton
Positioned within one of Dumbarton's most desirable pockets, this beautifully presented one-bedroom first-floor flat combines timeless traditional charm with modern comfort. An ideal opportunity for first-time buyers and investors alike.

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1



1











TOTAL: 52 m2
1st floor: 52 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
A

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	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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