

OFFERS OVER

£270,000

Wallace Street

Dumbarton, G82 1HJ

PROPERTY SUMMARY

Coral Linn Cottage, Wallace Street, Dumbarton G82 1HJ - Haxton Property are honoured to present this outstanding, exceptional, and prestigiously appointed home. There are homes that have been renovated, and there are homes that have been completely reimagined, Coral Linn Cottage undoubtedly belongs in the latter category. Occupying a prominent position within one of Dumbarton East's most established and sought after residential addresses, this distinguished two public, three bedroom semi detached sandstone villa has been transformed by the current owners into a bespoke residence of remarkable quality, where beautiful period character is seamlessly balanced with refined contemporary living. The property is complemented by stunning, professionally landscaped south westerly gardens, providing an idyllic setting for outdoor relaxation and entertaining.

3



1



2



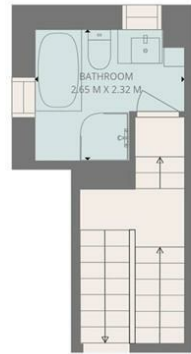








1ST FLOOR



2ND FLOOR



3RD FLOOR

TOTAL: 102 m2

1st floor: 52 m2, 2nd floor: 12 m2, 3rd floor: 38 m2

EXCLUDED AREAS: PORCH: 1 m2, OPEN TO BELOW: 2 m2, LOW CEILING: 0 m2, WALLS: 20 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

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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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