



OFFERS OVER

£68,000

Hawthorn Avenue

Dumbarton, G82 5HS

PROPERTY SUMMARY

A fantastic opportunity for first time buyers or investors, this beautifully presented one bedroom upper flat with additional boxroom offers comfortable, low maintenance living within a popular and well established residential setting.

Perfectly positioned, the property benefits from residents' and guest parking within the communal car park to the side, ensuring everyday convenience. The building is accessed via a secure entrance, with a tidy communal stairwell leading to the flat itself.

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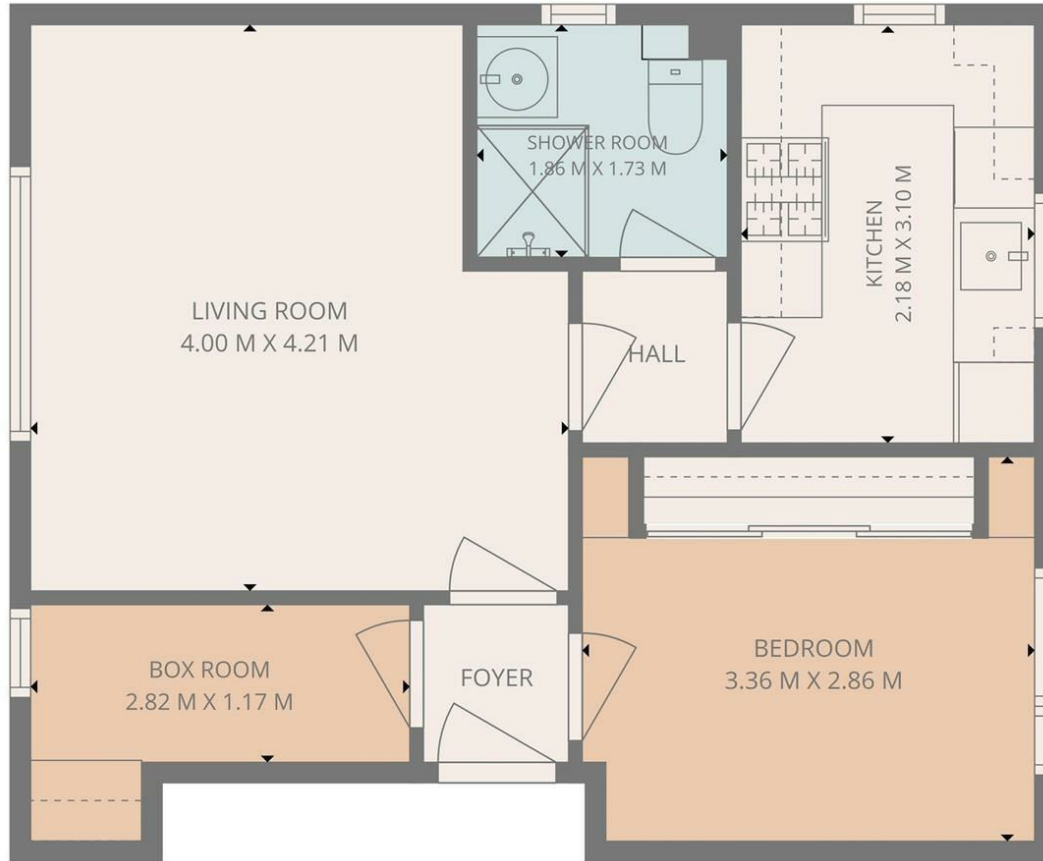
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LOCAL AUTHORITY

West Dunbartonshire

TENURE

Freehold

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(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



TOTAL: 43 m²
1st floor: 43 m²
EXCLUDED AREAS: WALLS: 5 m²

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT



HAXTON
PROPERTY

OFFICE ADDRESS

15 Station Road
Dumbarton
Dunbartonshire
G82 1SA

OFFICE DETAILS

01389 719000
info@haxtonproperty.co.uk
www.haxtonproperty.co.uk