

OFFERS OVER

£129,995

Glasgow Road

Dumbarton, G82 1DP

## PROPERTY SUMMARY

This delightful and spacious Three Bedroom Flat enjoys a highly desirable second floor position within an iconic "C" listed tenement in the ever popular East End of Dumbarton. Steeped in heritage, the building is admired for its architectural character, most notably the fine stained glass windows that grace the front elevation and stand as a striking reminder of the craftsmanship of its era.

This flat has an undeniable flair, with every room showcasing thoughtful design and a confident sense of style. The property retains original features, creating a beautifully balanced interior where period charm meets modern comfort. The décor throughout is rich, opulent, and thoughtfully curated, complementing the generous proportions of this exceptional home.

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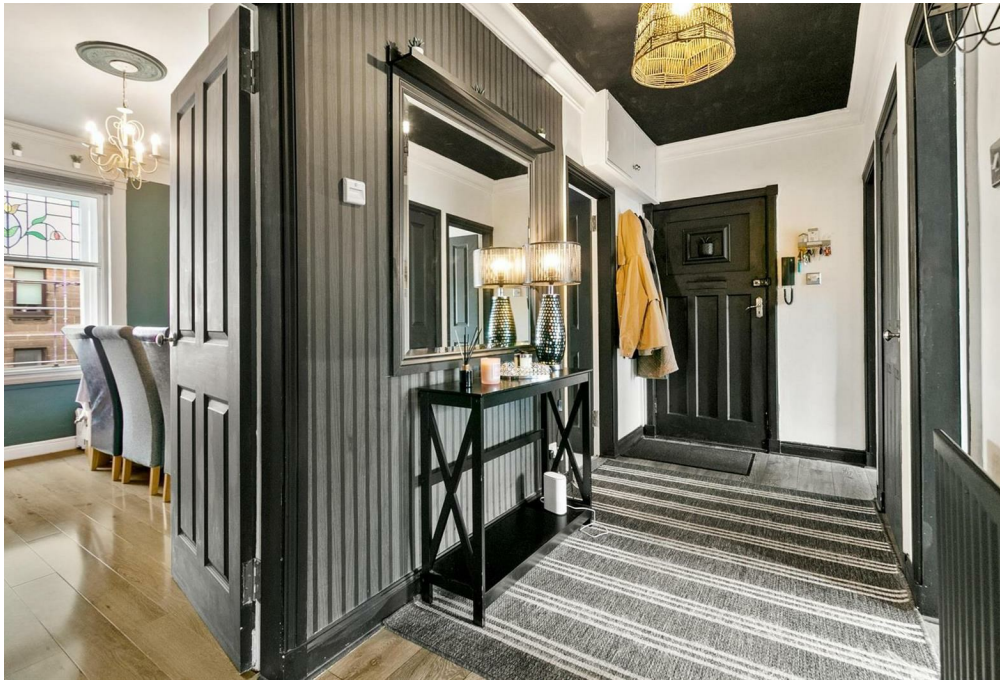
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**LOCAL AUTHORITY**  
West Dunbartonshire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
B

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
	69	75
<b>Scotland</b>	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: 77 m<sup>2</sup>**  
1st floor: 77 m<sup>2</sup>  
EXCLUDED AREAS: WALLS: 6 m<sup>2</sup>

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