



3 Bedrooms

Flat - Conversion

Offers Over

£355,000

Located in

Dumbarton



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



# 0/2 Islay Kerr House Helenslee

Dumbarton | | G82 4AH



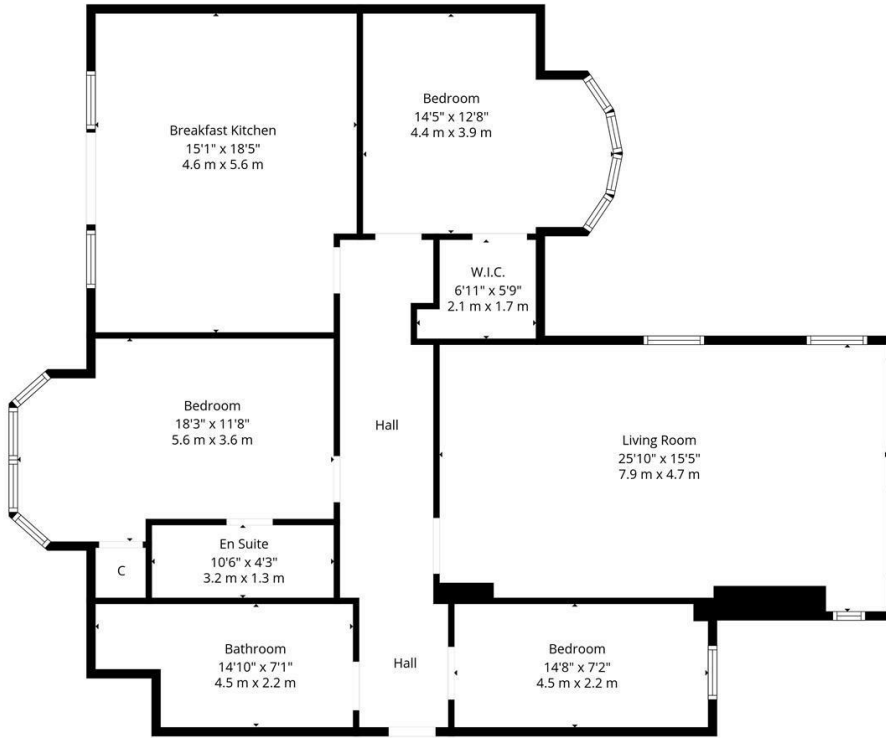
\*\*\* UNEXPECTEDLY BACK ON THE MARKET \*\*\* Islay Kerr House is a grand Victorian building and one of the area's fine Mansion Houses that were built for the wealthy Merchants, including Ship Builders, who called Kirktonhill home. It has had a varied history and was once the Headmaster's House to the private Keil School.

# 0/2 Islay Kerr House Helenslee

£355,000 Freehold



- Stunning Lower Conversion
- Main Door Access
- Large Modern Fitted Kitchen
- Master with En-Suite Shower Room
- Private Gardens
- Situated within Grand Victorian Building
- Triple Aspect Lounge
- Three Bedrooms
- Modern Family Bathroom
- Viewing Essential



**TOTAL: 1484 sq. ft, 138 m2**  
 Ground floor: 1484 sq. ft, 138 m2  
 EXCLUDED AREAS: WALLS: 94 sq. ft, 9 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
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		
<b>Scotland</b>	EU Directive 2002/91/EC	

130 High Street Dumbaron  
 West Dunbartonshire  
 G82 1PQ



[dumbaron@caledoniabureau.co.uk](mailto:dumbaron@caledoniabureau.co.uk)

01389 771777

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