



2 Bedrooms

Flat

Offers Over

£114,000

Located in

Dumbarton



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



# 1 Macbride Way

Dumbarton | G82 4QW



**\*CLOSING DATE THURSDAY 15TH JANUARY AT 12PM\*** Stunning two-bedroom top floor flat located in the modern development of Macbride Way. This delightful property offers a perfect blend of comfort and contemporary living, making it an ideal choice for individuals or small families seeking a stylish home.

# 1 Macbride Way

£114,000 Freehold



- Modern Top Floor Flat
- Modern Fitted Kitchen
- Modern Bathroom
- Resident and Visitors Parking
- Tastefully Decorated Throughout
- Spacious Lounge
- Two Bedrooms
- Secure Entry System
- Stunning Views of Ben Lomond
- Viewing Essential!!



**TOTAL: 67 m<sup>2</sup>**  
 1st floor: 67 m<sup>2</sup>  
 EXCLUDED AREAS: WALLS: 5 m<sup>2</sup>

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



## 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) 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		
<b>Scotland</b>	EU Directive 2002/91/EC	

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