



OFFERS OVER

£57,000

Meadowbank Street

Dumbarton, G82 1SB

PROPERTY SUMMARY

*** CLOSING DATE THURSDAY 12TH DECEMBER 2024 AT 12:00 NOON ***

Haxton Property are delighted to present this spacious and well-presented Traditional Red Sandstone Flat, an ideal purchase for the First Time Buyer. This delightful Flat is located on the preferred first floor position and benefits from being located within a cul-de-sac setting.

Accommodation comprises: entrance hallway, spacious bay windowed lounge with feature fireplace, generous sized fitted kitchen with dining area, double sized bedroom, partially tiled bathroom with three piece suite comprising low flush wc, wash hand basin and panelled bath with overhead Triton shower and shower screen. Features of the property include double glazing and gas central heating. Communal gardens located to the rear of the property with on street parking facilities nearby.

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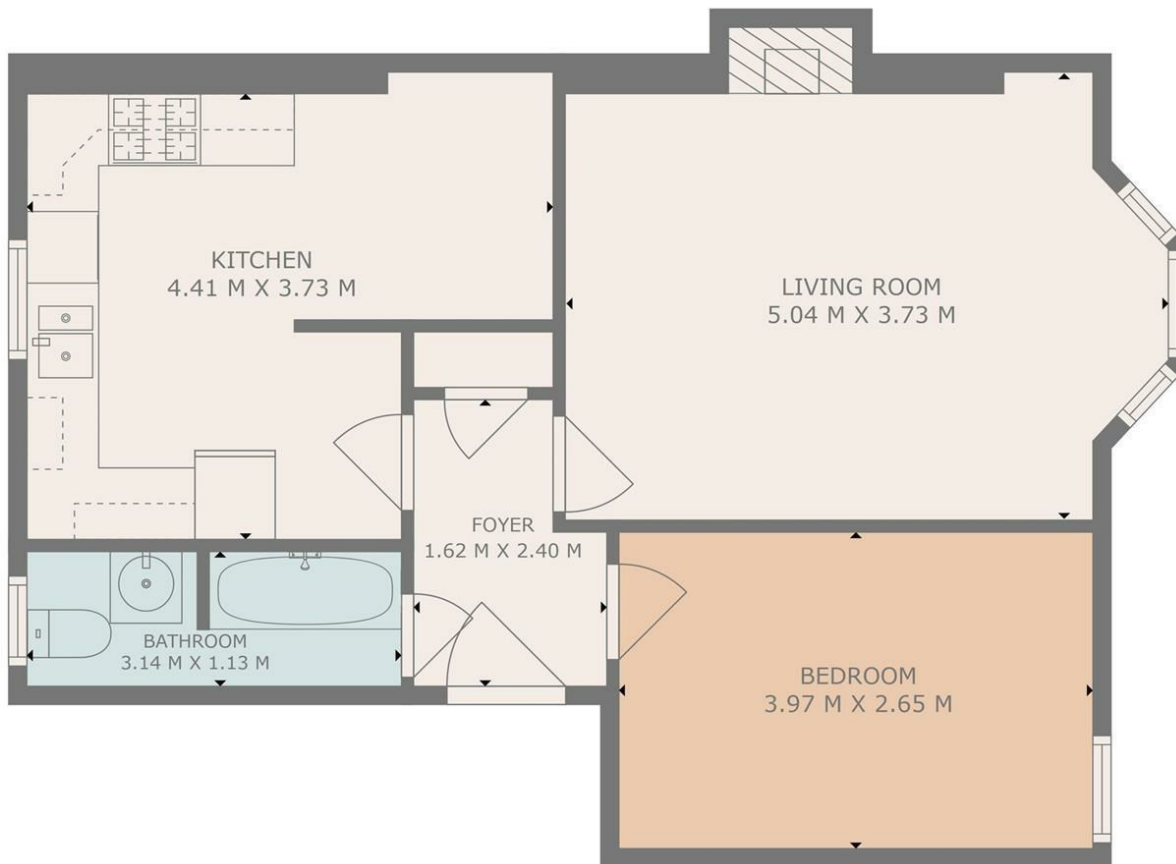
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LOCAL AUTHORITY

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) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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: 52 m²
FLOOR 1: 52 m²
EXCLUDED AREAS: FIREPLACE: 1 m²

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

HAXTON
 PROPERTY

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