



OFFERS OVER

£120,000

Alclutha Avenue

Dumbarton, G82 2NZ

PROPERTY SUMMARY

Haxton Property are delighted to present this beautifully appointed and highly desirable two bedroom lower cottage flat, complete with its own private front and rear doors and set within a sought after address in the heart of Silverton. Enjoying attractive southerly aspects and generous private gardens, the property offers bright, spacious accommodation on one level and will appeal to first time buyers, downsizers, and those seeking a well presented home in a popular residential pocket.

Set within the highly regarded Silverton area of Dumbarton, this charming lower cottage flat provides bright, well appointed accommodation in an enviable residential setting.

2



1



1











TOTAL: 67 m²
 1st floor: 67 m²
 EXCLUDED AREAS: ROOM: 3 m², WALLS: 6 m²

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

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		
(55-68) D	67	76
(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



HAXTON
 PROPERTY

OFFICE ADDRESS

15 Station Road
 Dumbarton
 Dunbartonshire
 G82 1SA

OFFICE DETAILS

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