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O/O £67,995 www.sourceproperty.net

source property





91 Dumbuie Avenue, Dumbarton, G82 2JJ

2 Bed UPPER Cottage flat comprising: 2 DOUBLE bedrooms, Lounge, Fitted kitchen and bathroom. This great property is further enhanced by gas central heating, Double glazed windows, storage, on-street parking and private gardens.

The property is priced based on decorative works required and MUST be viewed.

Set within this popular Dumbarton East locale, the property is convenient for local amenities with a variety of local shops, schooling and transport within walking distance and a short commute to Glasgow with close access to road links and excellent location for all amenities and transport links.

EPC RATING - C Council Tax Band: B

Living room - 4.9m x 3.6m Kitchen - 3m x 2.7m Bedroom 1 - 3.97m x 3.56m Bedroom 2 - 3.99m x 2.76m Shower Room - 2m x 1.9m

Source Property (Scotland) Ltd 65 Kilbowie Road Clydebank Dunbartonshire G81 1BL

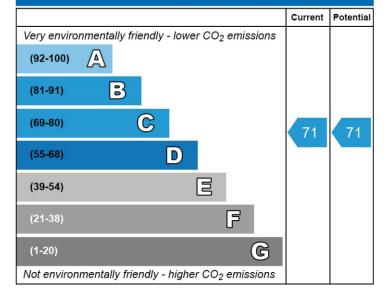
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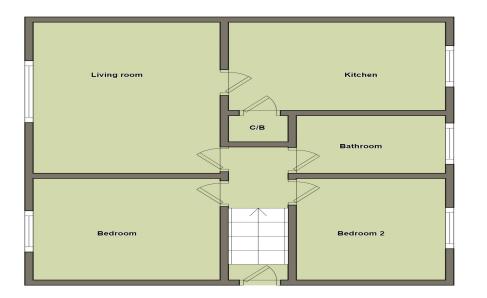
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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 🗛		
(81-91)		
(69-80)	70	70
(55-68) D		
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating





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