

The logo for 'source property' features a solid red square above the text 'source' in a bold, white, sans-serif font, with 'property' in a smaller, white, sans-serif font below it.

**source**  
property



**2 Bedroom Apartment / Flat**  
**91 Dumbuie Avenue**  
Dumbarton, G82 2JJ

**O/O £67,995**  
[www.sourceproperty.net](http://www.sourceproperty.net)



## 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

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	70
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	71
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

