



3 Bedrooms

Flat - Duplex

Offers Over

£210,000

Located in

Bowling



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# 80B Dumbarton Road

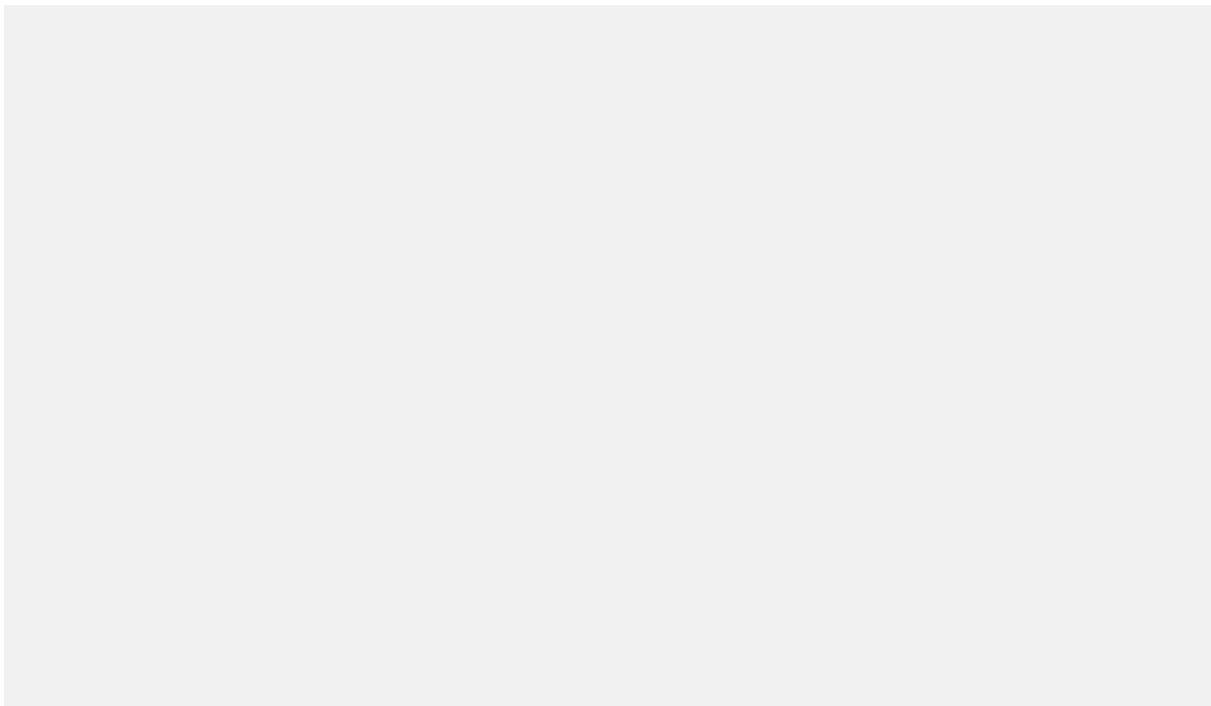
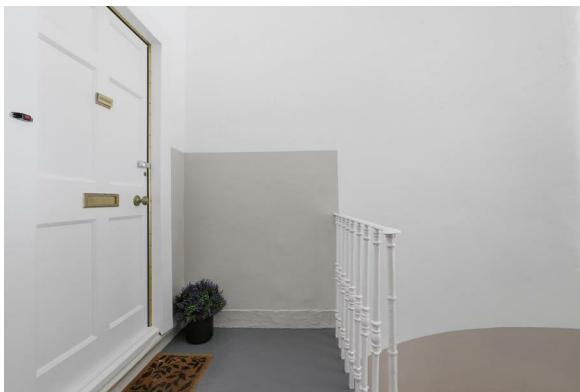
Bowling | | G60 5BB

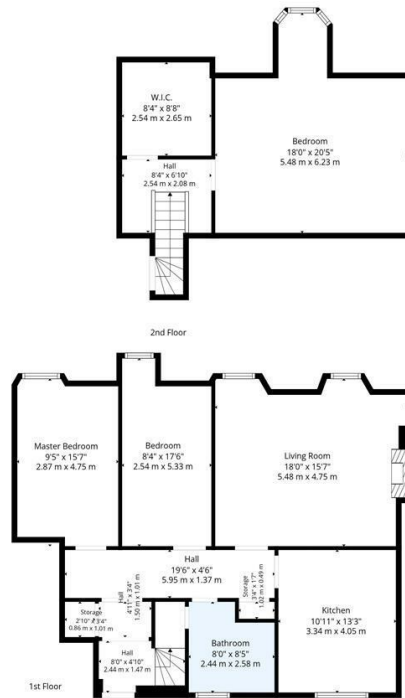


A fantastic rarely available 3-bedroom traditional upper duplex apartment in the desirable village of Bowling. The property has the added advantage of private and communal gardens and private parking all within a handsome sandstone building.

# 80B Dumbarton Road

£210,000 Freehold





**TOTAL: 1332 sq. ft, 124 m<sup>2</sup>**

1st floor: 932 sq. ft, 87 m<sup>2</sup>, 2nd floor: 400 sq. ft, 37 m<sup>2</sup>

EXCLUDED AREAS: STORAGE: 14 sq. ft, 1 m<sup>2</sup>, LOW CEILING: 36 sq. ft, 4 m<sup>2</sup>, WALLS: 125 sq. ft, 12 m<sup>2</sup>

Floor Plan Created By Elite Media Limited



## Council Tax Band D

## 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>Scotland</b>                             | EU Directive 2002/91/EC |           |

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