



**43 Bonhill Road, Dumbarton, G82 2DJ**

**Development Opportunity**

- Situated in Mixed Area
- Access From Bonhill Road Via Shared Yard
- 2 Storey Building
- Residential / Commercial Development
- End Value c. £360,000
- Ideal 4 Bedroom Home
- Price o/o £70,000

#### **LOCATION**

The property is situated on the east side of Bonhill Road, close to its junctions with Round Riding Road and Poindfauld Terrace within the Townend suburb of Dumbarton, north of the town centre.

Dumbarton is an established town set on the banks of the River Leven where it joins the River Clyde. Dumbarton is one of the principle centres of the West Dunbartonshire area with the town centre providing an array of various commercial occupiers with catchment areas including Renton, Bonhill & Alexandria.

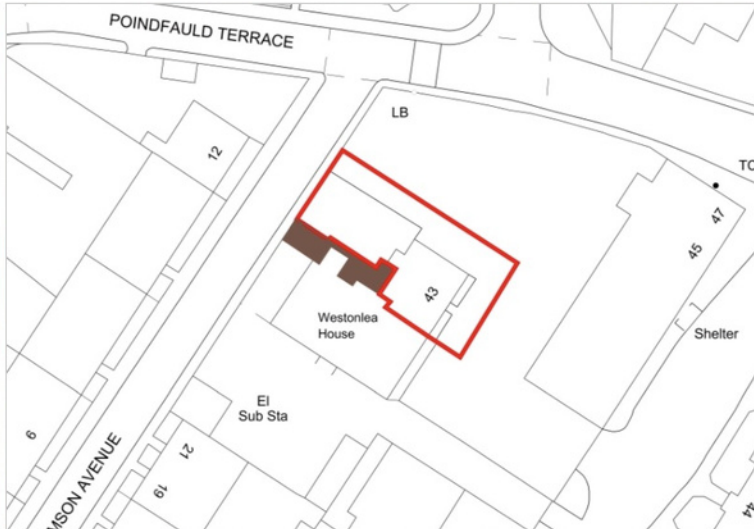
#### **PROPERTY**

The property comprises a substantial 2 storey traditional stone development with access primarily via bonhill road through a shared access with Co-Op funeral care. Access could be created via Poindfauld Terrace on which the property boundaries. The property is presented in a dilapidated condition with works required to the roof and internally. The neighbouring locale is primarily a mixture of residential with a small number of commercial operations.

The property would lend itself to a variety of options such as residential, business centre, mixed use, medical practice etc.

#### **NAV/RV**

The property has not been entered onto the valuation roll.



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#### PRICE

The property is available on a freehold basis for o/o £70,000

#### V.A.T.

The property has not been elected for V.A.T.

#### LEGAL

Each party shall bear their own legal costs incurred in the transaction

#### TSA Property Consultants

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#### Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.

#### Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.