



OFFERS OVER

£210,000

Garshake Wynd

Dumbarton, G82 3AF

## PROPERTY SUMMARY

Welcome to Garshake Wynd. Haxton Property has the privilege to present this pristine, newly built Three Bedroomed Modern End Terrace Villa constructed by Miller Homes. The charming property itself commands a desirable location along with an enviable position within the recently completed development. Viewing highly recommended in order to appreciate this delightful home.

The pristine and true walk-in accommodation comprises bright welcoming reception hallway with storage cupboards, plumbed cloaks/WC, modern living room with French Doors allowing access to the private enclosed garden grounds. The gardens benefit from double slatted fencing, encompassed with side feature designed wall, lies mainly to lawn, side access gate and offers the perfect patio secluded space for alfresco dining and entertaining. Charming and bright modern fitted kitchen with integrated fridge/freezer, washing machine and dishwasher along with hob, oven and extractor hood. The staircase to the upper floor leads to the three bedrooms, two double and one single bedroom. Master bedroom benefits from dual window formation, double built in wardrobe as well as an additional storage cupboard. Elegant modern white internal bathroom suite, panelled bath with tiling to full height around shower area, chrome mixer shower, shower screen, low flush WC and wash hand basin. Access to partially floored loft.

The finish is of the highest standard throughout, modern interior decorating throughout, newly fitted carpets and vinyl flooring, the property is complimented with modern white interior doors. Further benefits of gas central heating, double glazing and two exclusive parking bays adjacent to the property.

3



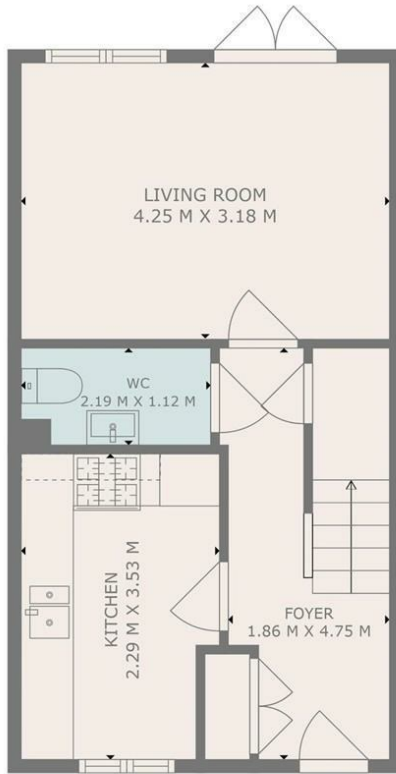
2



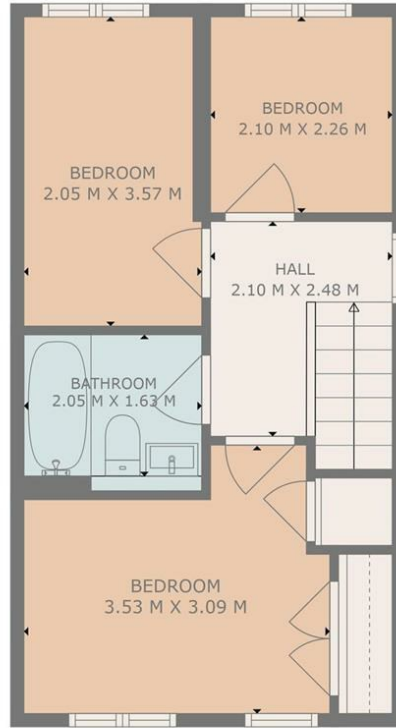
1







FLOOR 1



FLOOR 2

**LOCAL AUTHORITY**  
West Dunbartonshire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
D

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	84
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	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



**TOTAL: 68 m<sup>2</sup>**  
FLOOR 1: 34 m<sup>2</sup>, FLOOR 2: 34 m<sup>2</sup>

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



**HAXTON**  
PROPERTY

**OFFICE ADDRESS**  
15 Station Road  
Dumbarton  
Dunbartonshire  
G82 1SA

**OFFICE DETAILS**  
01389 719000  
info@haxtonproperty.co.uk  
www.haxtonproperty.co.uk