



OFFERS OVER

£195,000

Overtoun Avenue

Dumbarton, G82 1BY

PROPERTY SUMMARY

*** CLOSING DATE MONDAY 14TH APRIL AT 12:00 NOON ***

A substantial 3 bedroom and 2 public room family sized Mid Terrace Villa. Set within the very desirable address of Overtown Avenue and positioned in the heart of Dumbarton East.

Accommodation: entrance vestibule, reception hallway with concealed storage facilities, small cloaks, living room with fireplace, separate family dining room, kitchen area - NOTE the property in its present state does not accord with regulations in respect of habitable accommodation; given there is no kitchen accommodation or cooking facilities, works to reinstate should be undertaken as per Home Report. Access afforded to the rear enclosed garden grounds. Staircase leads to upper landing, three generous sized bedrooms, master bedroom benefits from storage facilities, tiled family bathroom with white three piece suite; low flush wc, pedestal wash hand basin and panelled bath with shower screen and shower. Double glazed and gas central heating - NOTE property is being sold as seen, no warranties or guarantees given. Four bay windows throughout the property. This property has formerly undergone past and incomplete renovations. Viewing highly recommended to see the potential this generous family home has to offer.

The rear garden offers a level lawn with paved footpath and patio area. Two out buildings. External tap. Front garden are enclosed by wrought iron fencing and access gate with side wooden fence and privet hedging. Front lawn with variety of plants and bushes, maple tree and paved footpath bordered by stone chips. On street parking nearby.

3



1



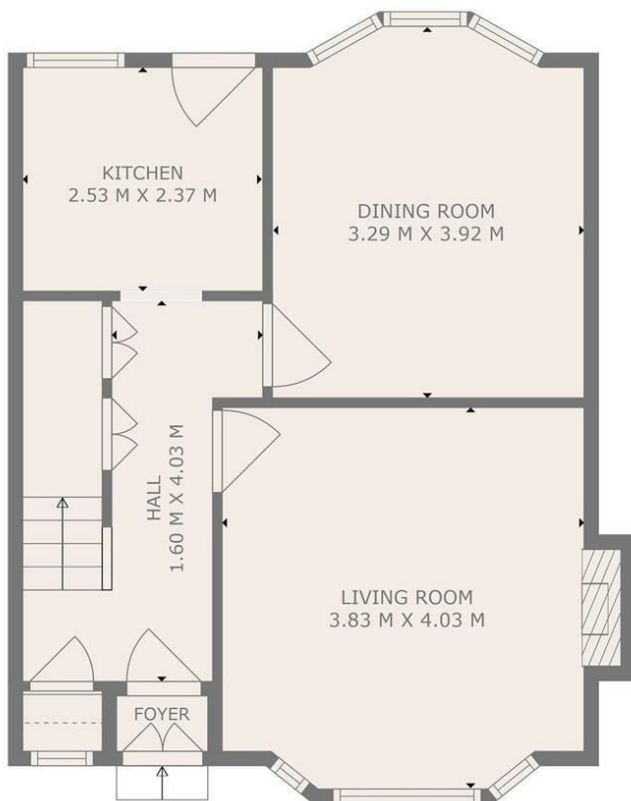
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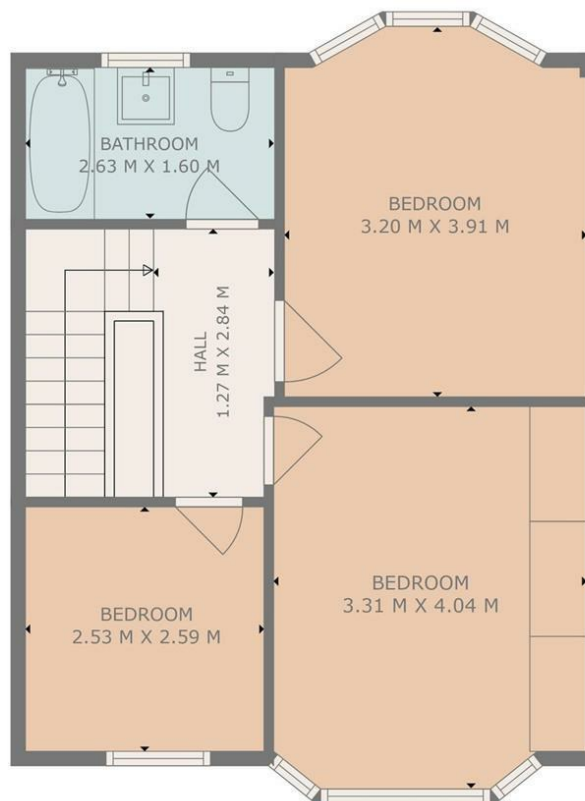








FLOOR 1



FLOOR 2



TOTAL: 89 m²
 FLOOR 1: 44 m², FLOOR 2: 45 m²
 EXCLUDED AREAS: FOYER: 1 m², FIREPLACE: 1 m²

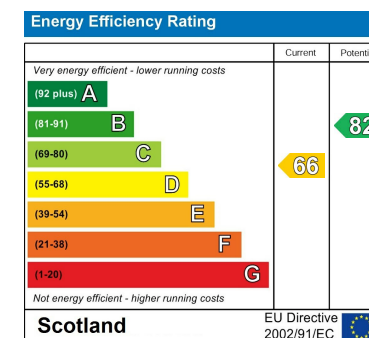
THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT

LOCAL AUTHORITY
 West Dunbartonshire

TENURE
 Freehold

COUNCIL TAX BAND
 E

VIEWINGS
 By prior appointment only



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

HAXTON
 PROPERTY

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