



OFFERS OVER

£168,000

Gooseholm Crescent

Dumbarton, G82 2AR



## PROPERTY SUMMARY

\*\*\* CLOSING DATE THURSDAY 1st MAY 2025 AT 12.00 NOON \*\*\*

Haxton Property are delighted to present to the market this stunning and freshly decorated two-bedroom End Terrace Villa perfectly positioned within a cul-de-sac setting and commands a highly sought after and desirable location within the popular Lomondgate Estate. Beautifully presented throughout, this is a picture-perfect ideal home for first time buyers, young couples/families and people looking to downsize.

Accommodation of this gorgeous home comprises entrance porch, bright spacious lounge with understairs storage cupboard, modern fitted kitchen with ample space for dining facilities, the kitchen offers a selection of wall mounted and floor standing units incorporating gas hob, electric oven and concealed extractor, integrated fridge/freezer, plumbing and space for washing machine and dishwasher, modern worktop surfaces with contemporary splashback tiling. Inner hall with access to wc/plumbed cloaks and back door access to the private enclosed garden grounds. The upper floor leads to the two good sized double bedrooms both benefiting from fitted wardrobes, partially tiled family bathroom with modern three-piece white suite with shower over the bath and vanity storage under the basin, storage cupboard off the top landing.

2



2



1





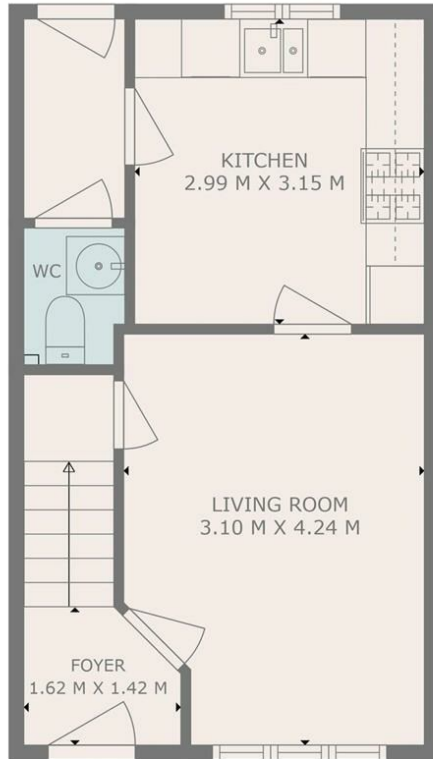




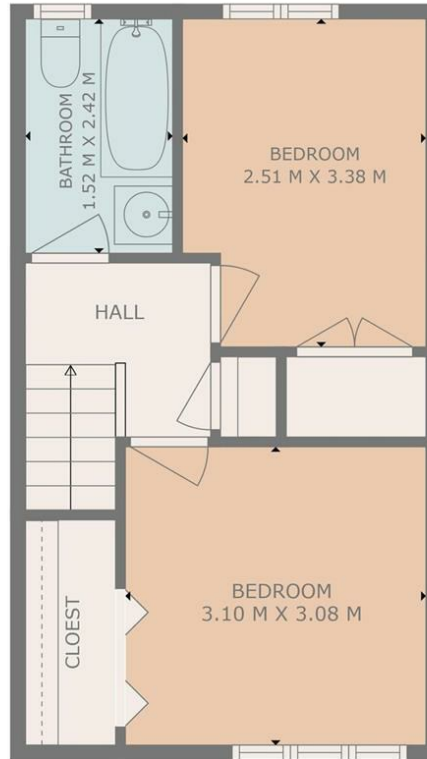








FLOOR 1



FLOOR 2



**TOTAL: 62 m<sup>2</sup>**  
FLOOR 1: 31 m<sup>2</sup>, FLOOR 2: 31 m<sup>2</sup>

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



**LOCAL AUTHORITY**  
West Dunbartonshire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
D

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>	77	
(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	

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

**OFFICE ADDRESS**

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**OFFICE DETAILS**

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