

OFFERS OVER

£175,000

Scapesland Terrace

Dumbarton, G82 2AF



## PROPERTY SUMMARY

Haxton Property is thrilled to present this stunning three-bedroom Upper Cottage Flat, nestled within an exclusive residential enclave in a highly sought-after location.

This exceptional family home, thoughtfully upgraded to an impeccable standard, exudes elegance and contemporary charm. A true hidden gem, the residence boasts a light-filled interior, enhanced by exquisite modern finishes throughout. Set within a peaceful cul-de-sac, this deceptively spacious and beautifully appointed property offers a rare opportunity for versatile family living with magnificent garden grounds.

The exterior of the property has recently undergone a refurbishment programme by the current owner, further enhancing its kerb appeal.

3



1



1











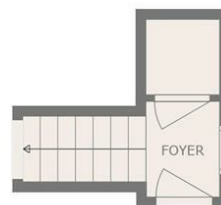








FLOOR 2



FLOOR 1

**TOTAL: 86 m<sup>2</sup>**

FLOOR 1: 5 m<sup>2</sup>, FLOOR 2: 81 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(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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