



OFFERS OVER

£180,000

Hunters Avenue

Dumbarton, G82 2RZ



## PROPERTY SUMMARY

Tucked away in a peaceful cul-de-sac, this recently re-roofed, south-facing three-bedroom semi-detached villa presents a superb opportunity for contemporary family living, offering spacious accommodation, exceptional storage, and beautifully maintained garden grounds.

3



1



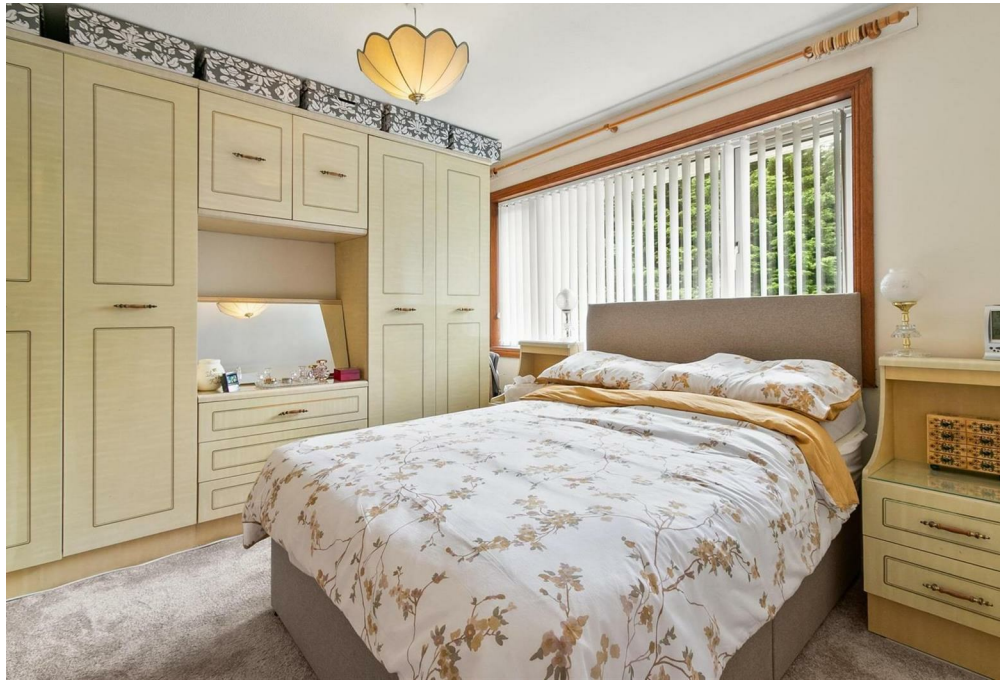
1







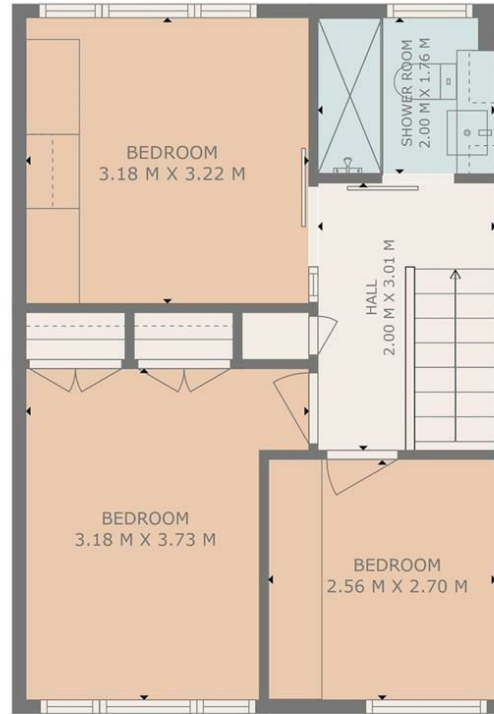
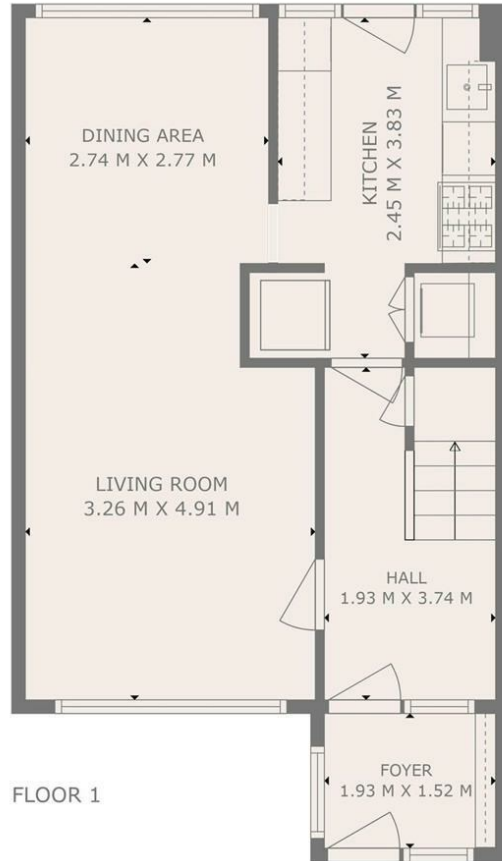












**TOTAL: 85 m<sup>2</sup>**  
FLOOR 1: 44 m<sup>2</sup>, FLOOR 2: 41 m<sup>2</sup>

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>		
(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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