



OFFERS OVER

£265,000

Fraser Avenue

Dumbarton, G82 3LS

PROPERTY SUMMARY

Superb Four-Bedroom Detached Villa in a Discreet, Highly Desirable Setting.

Tucked away within a tranquil and sought-after enclave, this exceptional four-bedroom detached villa offers an outstanding blend of privacy, space, and sophistication — a true sanctuary for modern family living. This impressive villa harmonises elegant design with everyday functionality, presenting a rare opportunity to acquire a home of distinction in a location that excels in privacy, charm, and convenience.

4



2



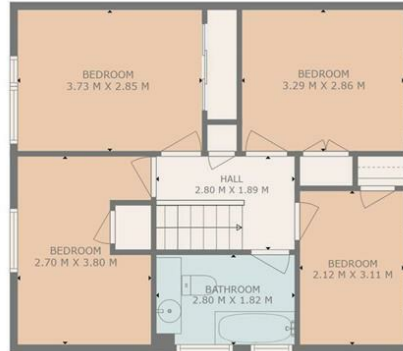
3



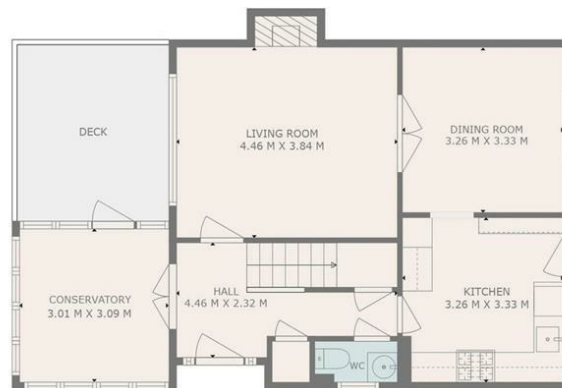








FLOOR 2



FLOOR 1

TOTAL: 115 m2
 FLOOR 1: 62 m2, FLOOR 2: 53 m2
 EXCLUDED AREAS: DECK: 11 m2, FIREPLACE: 1 m2
 WALLS: 9 m2

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



LOCAL AUTHORITY

West Dunbartonshire

TENURE

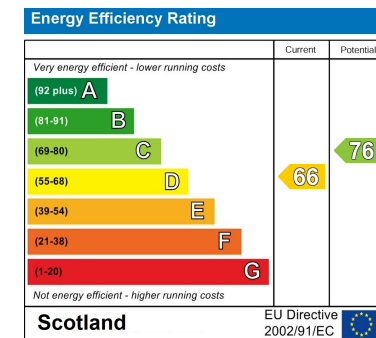
Freehold

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



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 PROPERTY

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