



OFFERS OVER

£193,000

Broomfauld Gardens

Dumbarton, G82 2LB

PROPERTY SUMMARY

*** CLOSING DATE TUESDAY 23RD SEPTEMBER 2025 AT 12.00 NOON ***

Rarely Available Linked Semi-Detached Villa in Prestigious Dumbarton Enclave

Tucked away within a tranquil cul-de-sac and occupying a coveted address just moments from Dumbarton Town Centre, this beautifully presented three-bedroom linked semi-detached villa represents a rare and exciting opportunity for discerning purchasers. Properties of this calibre and location seldom reach the open market, and early interest is anticipated.

3



2



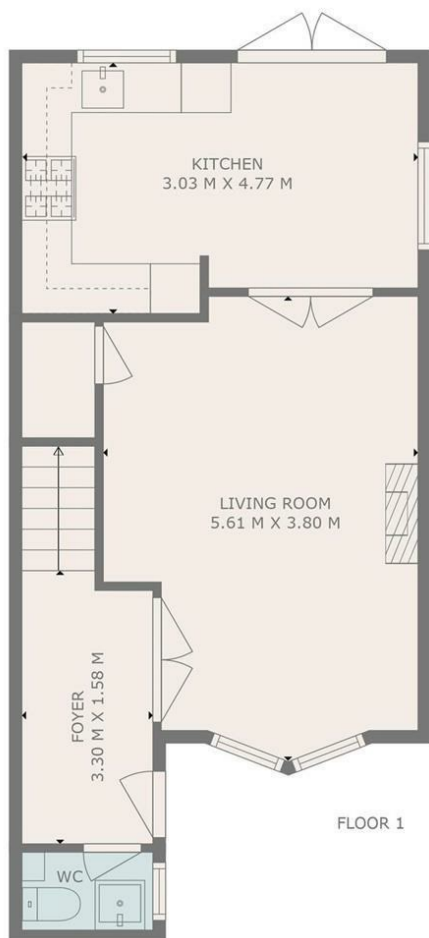
1











FLOOR 1



FLOOR 2

TOTAL: 82 m²
 FLOOR 1: 43 m², FLOOR 2: 39 m²
 EXCLUDED AREAS: WALLS: 8 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	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

15 Station Road
 Dumbarton
 Dunbartonshire
 G82 1SA

OFFICE DETAILS

01389 719000
 info@haxtonproperty.co.uk
 www.haxtonproperty.co.uk