



OFFERS OVER

£280,000

Campbell Avenue

Dumbarton, G82 3PB



## PROPERTY SUMMARY

\*\*\* CLOSING DATE FRIDAY 10TH OCTOBER 2025 AT 12:00 NOON \*\*\*

A Refined Extended Family Semi Detached Villa Offering Exceptional Space and Style.

Perfectly positioned and enjoying the benefits of cul-de-sac setting at the end of Campbell Avenue, this beautifully extended Semi-Detached Villa presents a rare opportunity to acquire a substantial family home that blends contemporary comfort with timeless appeal. Thoughtfully reimagined to suit modern lifestyles, the property offers versatile accommodation across two generous levels, easily adaptable as four or five-bedroom residence with two or three public rooms. The extension has been cleverly designed to maximise flexibility, ideal for multi-generational living. Truly an exceptional family home, this home offers a touch of indulgence having undergone an extensive internal refurbishment programme by the current owners, this exceptional home must be viewed to fully appreciate the meticulous attention to detail and superior craftsmanship throughout.

This is a home that adapts to your needs, whether you're upsizing, accommodating extended family, or simply seeking space to grow. A true gem in a sought-after neighbourhood.

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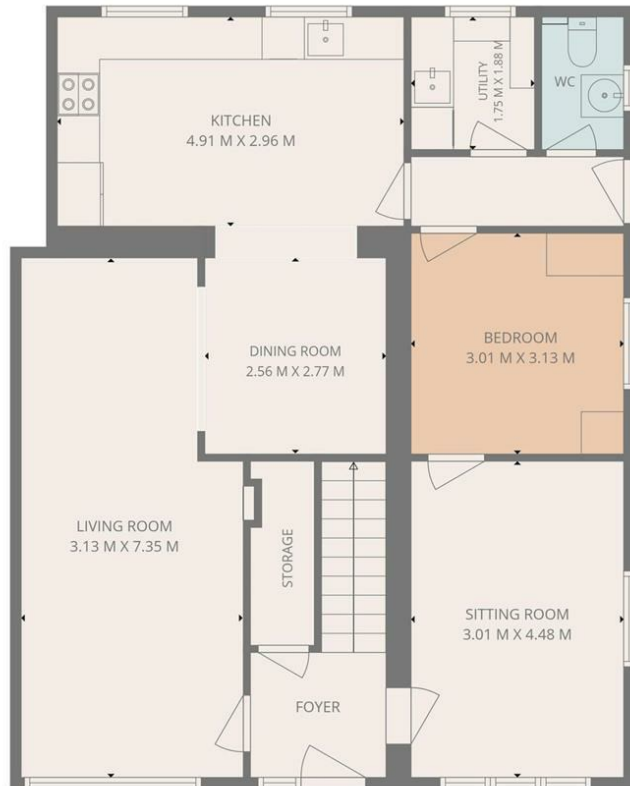




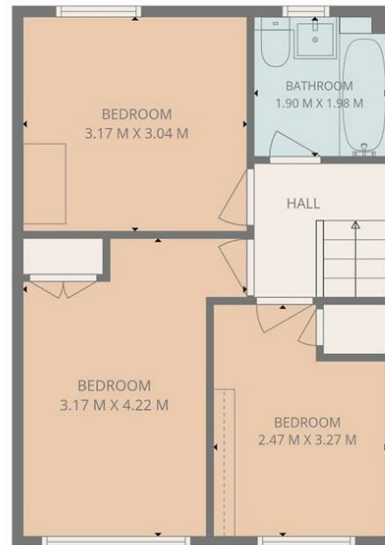








FLOOR 1



FLOOR 2

**TOTAL: 123 m<sup>2</sup>**  
 FLOOR 1: 85 m<sup>2</sup>, FLOOR 2: 38 m<sup>2</sup>  
 EXCLUDED AREAS: STORAGE: 2 m<sup>2</sup>, UTILITY: 3 m<sup>2</sup>, WALLS: 10 m<sup>2</sup>

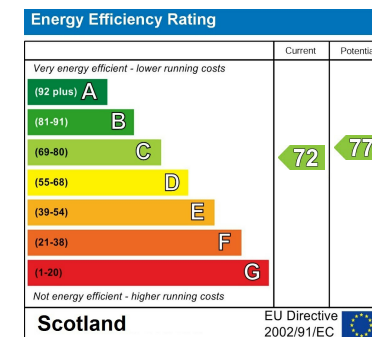
THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT

**LOCAL AUTHORITY**  
 West Dunbartonshire

**TENURE**  
 Freehold

**COUNCIL TAX BAND**  
 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



**HAXTON**  
 PROPERTY

**OFFICE ADDRESS**

15 Station Road  
 Dumbarton  
 Dunbartonshire  
 G82 1SA

**OFFICE DETAILS**

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