



OFFERS OVER

£285,000

Perrays Crescent

Dumbarton, G82 5HP

PROPERTY SUMMARY

A Striking and Substantially Extended Detached Villa Showcasing 4/5 Bedrooms of Pristine Elegance in a Premier Residential Setting.

Gracefully positioned within one of the area's most desirable addresses, this exceptional Persimmon-built detached villa has been thoughtfully extended to offer a superior standard of living. Pristine interiors, generous proportions, and refined design elements come together in perfect harmony, creating a home of rare quality and enduring appeal.

From the moment you arrive, this home captivates with its welcoming charm and thoughtful presentation. The front garden is neatly landscaped, featuring a manicured artificial lawn framed by a low hedge, while a timber fence adds both character and a sense of seclusion. A gravelled driveway offers convenient off-street parking, enhancing the property's practicality without compromising its kerb appeal.

4



3



2



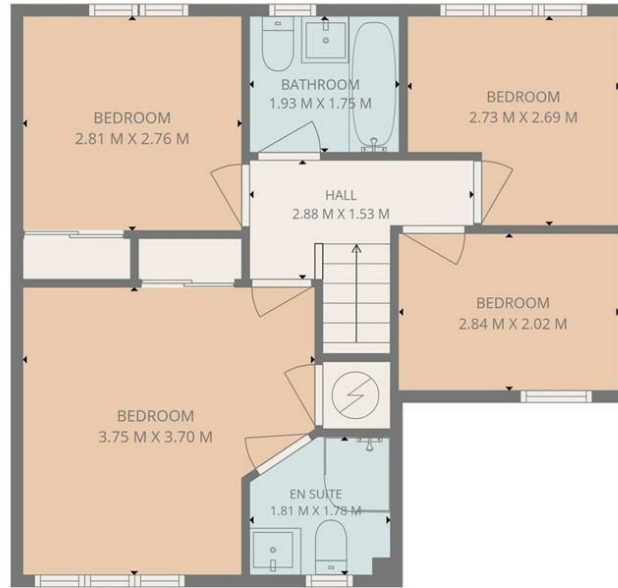








FLOOR 1



FLOOR 2

TOTAL: 102 m²
 FLOOR 1: 55 m², FLOOR 2: 47 m²
 EXCLUDED AREAS: PORCH: 2 m², UTILITY: 5 m², UNDEFINED: 1 m²,
 WALLS: 10 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
 F

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		70	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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



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 PROPERTY

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