



OFFERS OVER

£290,000

Castlegate Avenue

Dumbarton, G82 1AL

## PROPERTY SUMMARY

\*\*\* CLOSING DATE MONDAY 15TH DECEMBER 2025 AT 12:00 NOON \*\*\*

Haxton Property are delighted to present this Turnberry-built three-bedroom Semi-Detached Villa, a home of distinction that radiates elegance and refinement, set within a highly desirable location.

With a flawless show-home finish, the property is complemented by professionally landscaped garden grounds and the superb addition of the Lomond Insulated Cabin. Offering versatile use as a summerhouse, studio, or retreat, this feature extends the home's lifestyle appeal. Millboard composite decking and planters add finesse, ensuring the exterior is as impressive as the interior. Light-toned decking, edged with integrated LED strip lighting, creates a soft ambient glow perfect for evening gatherings, while a neatly bordered patch of artificial grass adds greenery and contrast. Stylish yet low maintenance, this private haven is ideal for entertaining or quiet relaxation.

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**HAXTON**  
PROPERTY

**OFFICE ADDRESS**  
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 Dumbarton  
 Dunbartonshire  
 G82 1SA

**OFFICE DETAILS**  
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**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	83
(69-80)	C	83
(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