



OFFERS OVER

£270,000

Overtoun Avenue

Dumbarton, G82 1BY

PROPERTY SUMMARY

This stunning and substantial extended Three Bedroom Mid-Terrace Villa on Overtoun Avenue is presented in pristine condition, offering a harmonious blend of traditional elegance and contemporary refinement. Thoughtfully upgraded throughout, the principal rooms showcase generous proportions, graceful bay windows, and a sophisticated palette that enhances natural light, creating a home that is both stylish and inviting. Meticulously cared for and maintained, it is offered in true walk-in condition, perfectly aligned with the high standards evident throughout the property.

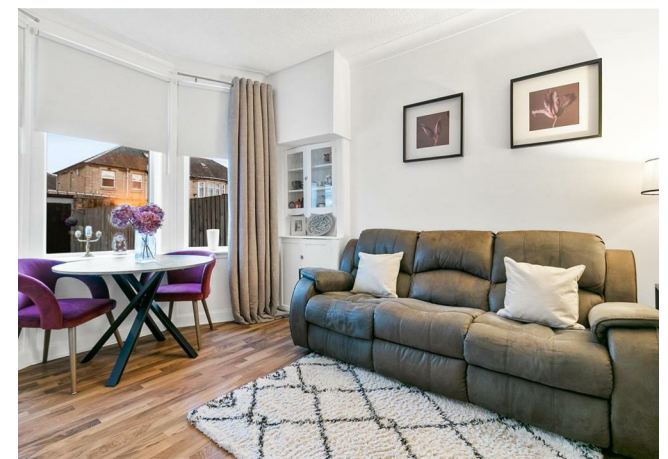
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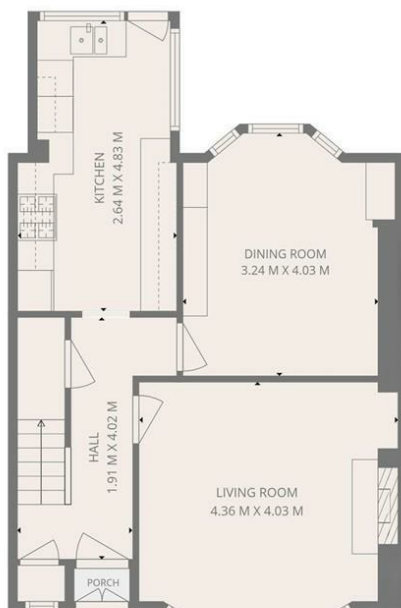
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1ST FLOOR



2ND FLOOR



3RD FLOOR

TOTAL: 98 m2

1ST FLOOR: 51 m2, 2ND FLOOR: 45 m2, 3RD FLOOR: 2 m2

EXCLUDED AREAS: PORCH: 1 m2, OPEN TO BELOW: 1 m2, LOW CEILING: 10 m2,
ATTIC: 12 m2, WALLS: 13 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		
(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

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OFFICE DETAILS

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