



OFFERS OVER

£270,000

Overtoun Avenue

Dumbarton, G82 1BY

## PROPERTY SUMMARY

\*\*\* CLOSING DATE THURSDAY 15TH JANUARY 2026 AT 11:00AM \*\*\*

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.

3



1



2







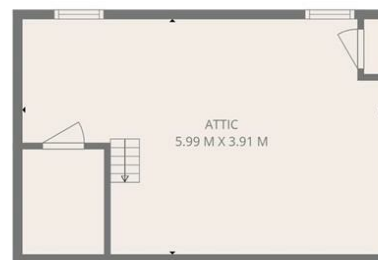




1ST FLOOR



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>		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