



OFFERS OVER

£175,000

Castlegate Avenue

Dumbarton, G82 1AL



## PROPERTY SUMMARY

A stunning, larger style and luxurious Two Bedroom Apartment set within the prestigious Castle Point Development.

Crafted by the esteemed Turnberry Homes, this exceptional and pristine third floor apartment is presented to the market in immaculate condition.

Set within the highly coveted Castle Point development, the property enjoys a privileged elevated corner position with dual aspects and attractive open views, all within a beautifully maintained and sought after residential setting.

Residents are welcomed via a secure entry system into an immaculate carpeted foyer and stairwell, with ample private and visitor parking available.

2



2



1















## 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                                   | 81      | 81                      |
| (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



**TOTAL: 77 m2**  
1st floor: 77 m2  
EXCLUDED AREAS: WALLS: 6 m2

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



**HAXTON**  
PROPERTY

## OFFICE ADDRESS

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## OFFICE DETAILS

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