



OFFERS OVER

£265,000

Castlegate Lane

Dumbarton, G82 1AQ



## PROPERTY SUMMARY

An Elegant, Contemporary Turnberry Three Bedroom End Terrace Villa in the Sought After Castle Point Development.

Haxton Property are delighted to present this beautifully crafted three-bedroom End Terrace Villa, built by the highly regarded Turnberry Homes. This outstanding contemporary residence blends refined comfort with modern practicality, offering a lifestyle defined by style, ease, and exceptional quality. Set within the highly sought-after Castle Point development, the home enjoys a privileged position, south facing gardens with rear views towards the historic Dumbarton Castle enhancing its sense of tranquillity and exclusivity. Discreetly set back from Castlegate Road, this magnificent family home is sure to appeal to the most discerning purchaser.

3



3



1


















**TOTAL: 92 m<sup>2</sup>**  
**FLOOR 1: 46 m<sup>2</sup>, FLOOR 2: 46 m<sup>2</sup>**  
 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>                            | <b>84</b>   | <b>84</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**

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**OFFICE DETAILS**

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