



OFFERS OVER

£215,000

Garshake Wynd

Dumbarton, G82 3AF

PROPERTY SUMMARY

An exceptional opportunity to acquire this beautifully presented three bedroom Mid Terrace Villa, meticulously maintained and finished to an immaculate standard throughout. The current owners have invested significantly in enhancing the property, resulting in a pristine, move in ready home that blends modern comfort with a warm, welcoming atmosphere. With landscaped rear garden grounds and flawless interior presentation, this is a genuine turnkey home, ready to enjoy from day one.

3



2



1



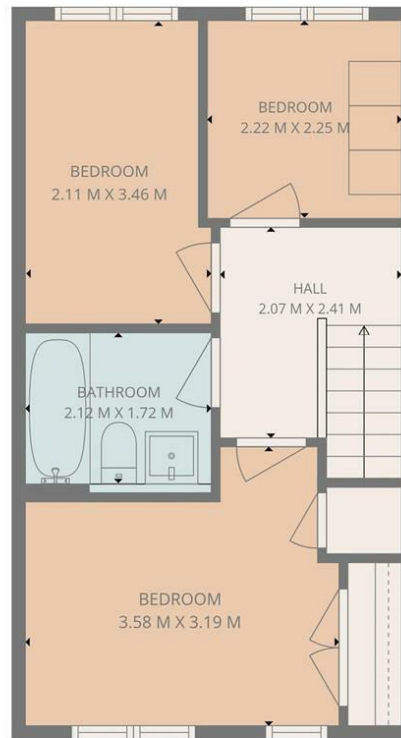








1ST FLOOR



2ND FLOOR



TOTAL: 70 m2
 1st floor: 35 m2, 2nd floor: 35 m2
 EXCLUDED AREAS: WALLS: 6 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
 D

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	78	78
(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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