

OFFERS OVER

£125,000

Barnhill Road

Dumbarton, G82 2SN

PROPERTY SUMMARY

Immaculate Two Bedroom Mid Terrace Villa with Elevated Views and Excellent Rear Gardens, A Rare Opportunity for First Time Buyers.

Haxton Property are proud to present this beautifully maintained two bedroom mid terrace villa, perfectly positioned within a quiet cul de sac. Set on an elevated plot with captivating views stretching towards the River Clyde, Dumbarton Rock and beyond, this elegant home offers a rare blend of style, comfort, and convenience, an ideal choice for discerning first time buyers.

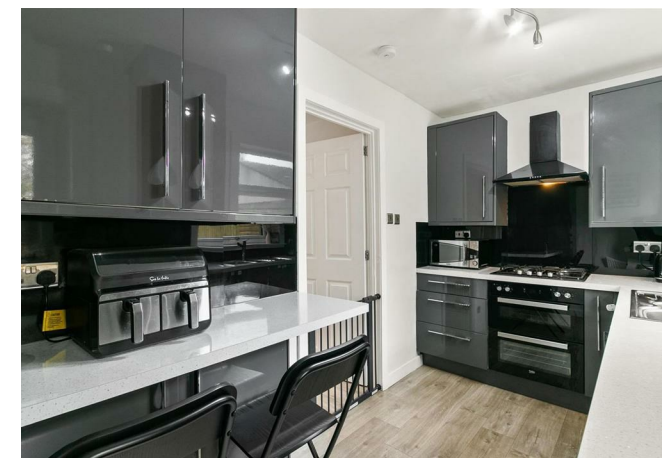
2



1



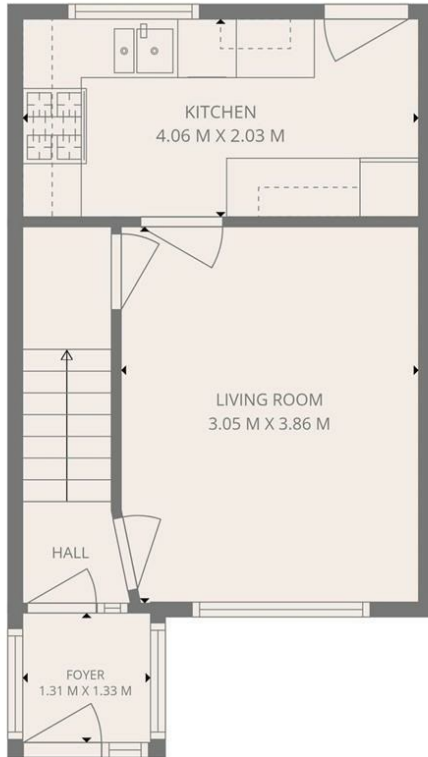
1











1ST FLOOR



2ND FLOOR

LOCAL AUTHORITY

West Dunbartonshire

TENURE

Freehold

COUNCIL TAX BAND

C

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	73	81
(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: 50 m2
 1st floor: 26 m2, 2nd floor: 24 m2
 EXCLUDED AREAS: WALLS: 7 m2
THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT



HAXTON
 PROPERTY

OFFICE ADDRESS

15 Station Road
 Dumbarton
 Dunbartonshire
 G82 1SA

OFFICE DETAILS

01389 719000
 info@haxtonproperty.co.uk
 www.haxtonproperty.co.uk