



OFFERS OVER

£299,995

Macphie Road

Dumbarton, G82 3PZ

PROPERTY SUMMARY

*** CLOSING DATE WEDNESDAY 1ST JULY 2026 AT 12:00 NOON ***

Immaculate and Pristine Four Bedroom Extended Detached Chalet Style Villa set within Beautifully Landscaped Gardens, Extensive Driveway & Detached Garage.

This seldom available and perfectly position extended detached chalet style villa presents a rare opportunity to acquire a home of exceptional quality, generous accommodation combining modern refinement with a warm, welcoming character. Set within beautifully landscaped gardens and framed by crisp architectural lines, the property immediately conveys a sense of care, craftsmanship and pride of ownership. Its versatile layout, generous proportions and bright, free flowing interiors make it an outstanding choice for families and couples seeking a home that balances contemporary living with everyday comfort.

4



2



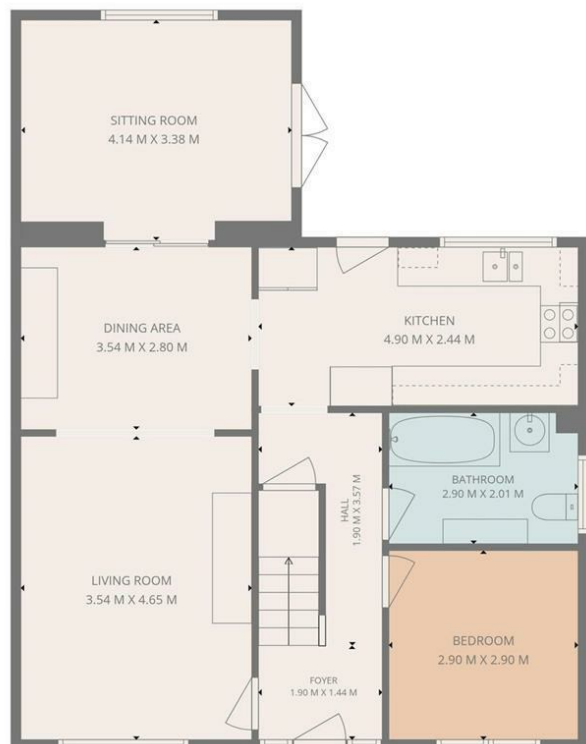
3



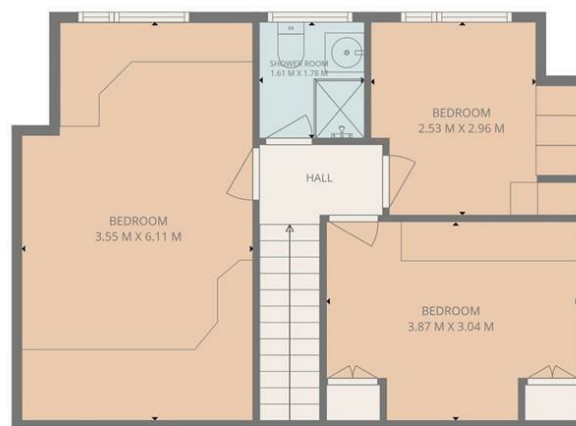








1ST FLOOR



2ND FLOOR



TOTAL: 129 m²
 1st floor: 79 m², 2nd floor: 50 m²
 EXCLUDED AREAS: LOW CEILING: 0 m², WALLS: 11 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) A		
(81-91) B		
(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

HAXTON
 PROPERTY

OFFICE ADDRESS

15 Station Road
 Dumbarton
 Dunbartonshire
 G82 1SA

OFFICE DETAILS

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