



OFFERS OVER

£245,000

Gooseholm Road

Dumbarton, G82 2AP

PROPERTY SUMMARY

*** CLOSING DATE WEDNESDAY 25TH FEBRUARY 2026 AT 12 NOON ***

An exceptional and rarely available extended family sized three bedroom Semi Detached Villa, occupying a prime position within one of the area's most sought after residential locations. Recently reroofed, thoughtfully enhanced, and maintained with evident care, this much loved and admired home offers an impressive blend of modern convenience and enduring appeal.

3



2



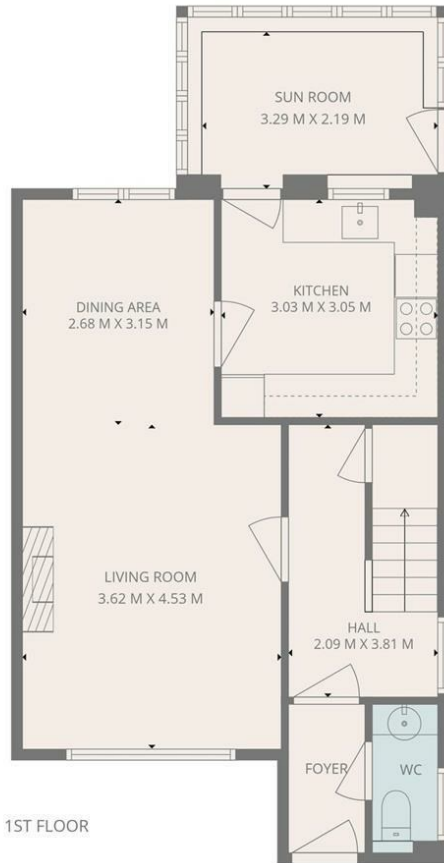
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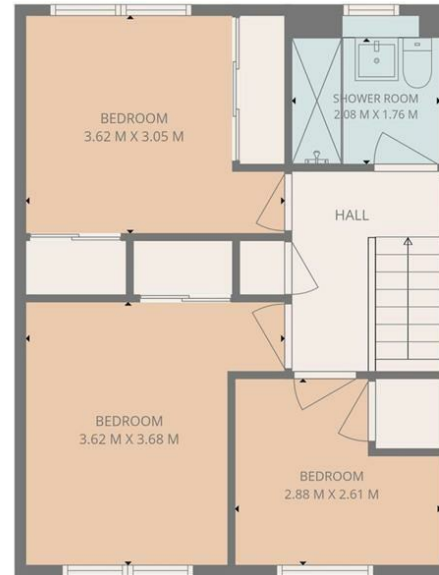








1ST FLOOR



2ND FLOOR

TOTAL: 101 m²
 1st floor: 56 m², 2nd floor: 45 m²
 EXCLUDED AREAS: WALLS: 10 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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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