



OFFERS OVER

£230,000

Round Riding Road

Dumbarton, G82 2HW

## PROPERTY SUMMARY

Traditional Three Bedroom Semi Detached Villa with Excellent Potential in a Highly Sought After Location. Requiring a degree of modernisation and refurbishment, the property presents an outstanding opportunity to craft a bespoke home within a highly desirable location.

An excellent opportunity to acquire a traditional semi-detached villa within one of Dumbarton's most desirable and established addresses. This handsome semi detached stone villa offers immense potential for modernisation and personalisation, combining timeless architectural character with generous proportions and a flexible layout, a home of distinction awaiting its next chapter.

3



1



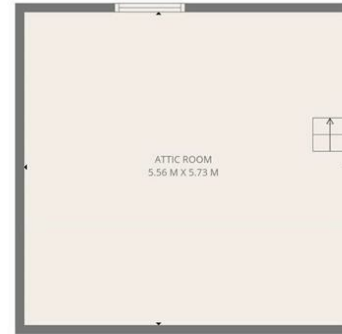
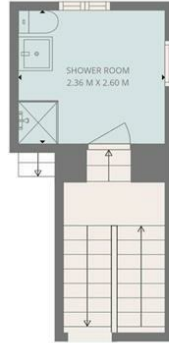
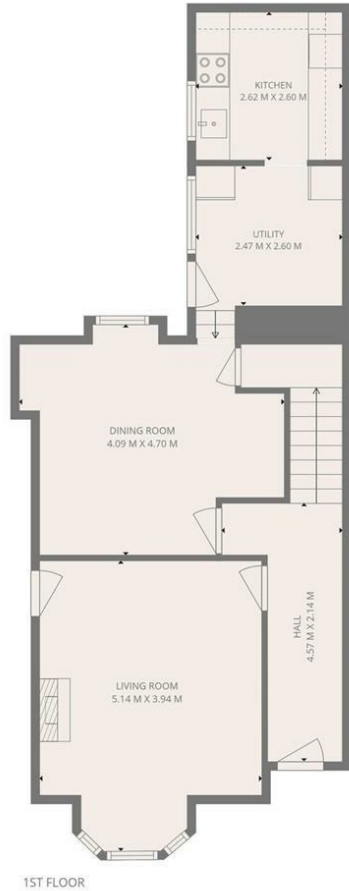
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**TOTAL: 109 m2**

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT



**LOCAL AUTHORITY**  
West Dunbartonshire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
F

**VIEWINGS**  
By prior appointment only

| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  |                         | <b>79</b> |
| (55-68) <b>D</b>                                   |  | <b>60</b>               |           |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <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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