



OFFERS OVER

£115,000

Quarry Place

Dumbarton, G82 5BJ

## PROPERTY SUMMARY

\*\*\* CLOSING DATE TUESDAY 12TH AUGUST 2025 at 12:00 NOON \*\*\*

Superb Family Three Bedroom Semi Detached Villa with Expansive Garden Grounds and Endless Potential.

Nestled gracefully on a prominent corner plot, this substantial three-bedroom semi-detached villa presents a rare opportunity to create a truly magnificent family home. Boasting extensive side and rear garden grounds, the property offers both generous outdoor space and exciting scope for future development, including potential for a driveway, garage, or an extension - all will subject to obtaining local planning consents.

3



1



1











FLOOR 1



FLOOR 2

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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



**TOTAL: 94 m2**  
 FLOOR 1: 47 m2; FLOOR 2: 47 m2  
 WALLS: 8 m2

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



**HAXTON**  
 PROPERTY

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**OFFICE DETAILS**

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