



OFFERS OVER

£175,000

Dalreoch Court

Dumbarton, G82 4JS

## PROPERTY SUMMARY

This immaculate three bedroom End Terrace Villa offers a truly exceptional opportunity for first time buyers and professional couples seeking a stylish, modern home finished to an outstanding specification. Set within a private and exclusive residential development, the property enjoys a highly convenient location within easy walking distance of Dalreoch Train Station. Levensgrove Park lies just half a mile away, while a selection of primary schools can be found within a mile, making this an ideal setting for a wide range of buyers.

The property combines contemporary design with thoughtful enhancements, resulting in a home that is both beautifully presented and effortlessly move in ready. Attractively enhanced by the current owner, every room reflects exceptional care, attention to detail and a high quality specification throughout.

3



2



1



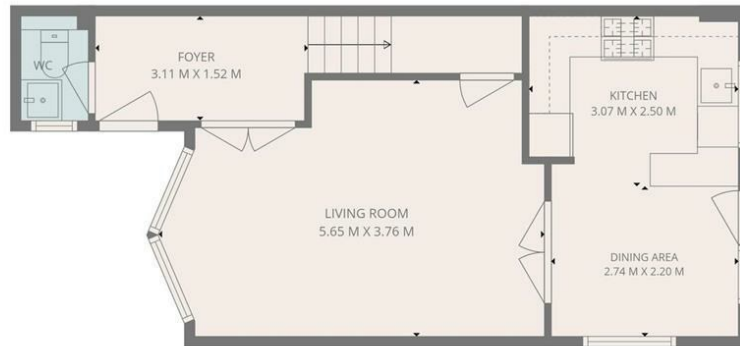








2ND FLOOR



1ST FLOOR

**TOTAL: 79 m2**

1st floor: 42 m2, 2nd floor: 37 m2

EXCLUDED AREAS: WALLS: 9 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		71	77
(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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