



OFFERS OVER

£205,000

Fourth Avenue

Dumbarton, G82 2QD

PROPERTY SUMMARY

Beautifully Extended Three Bedroom End Terrace Villa with South-Facing Gardens.

Presented in immaculate condition, this beautifully extended three-bedroom end terrace villa offers a superb blend of style, comfort and practicality. Thoughtfully upgraded and carefully maintained by the current owners, the property provides flexible family accommodation finished to an exceptionally high standard throughout.

Situated within a highly sought-after residential setting, 12 Fourth Avenue has been enhanced through a comprehensive programme of improvement and extension, creating a home that combines modern living with timeless design.

Occupying a desirable end terrace position, the property enjoys an increased sense of privacy and outdoor space, complemented by well-maintained gardens and attractive kerb appeal. Every aspect of the home has been carefully considered to maximise both functionality and comfort.

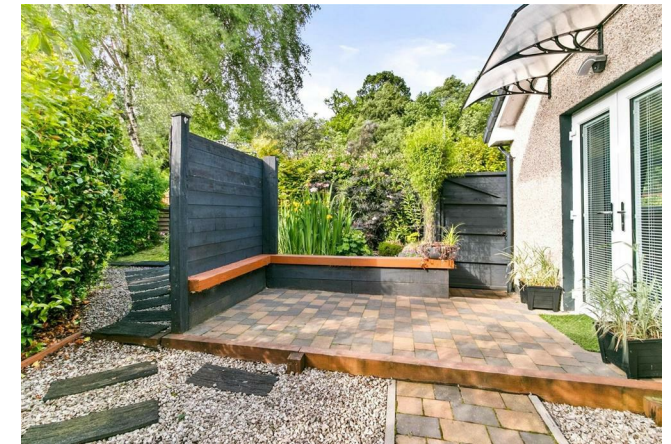
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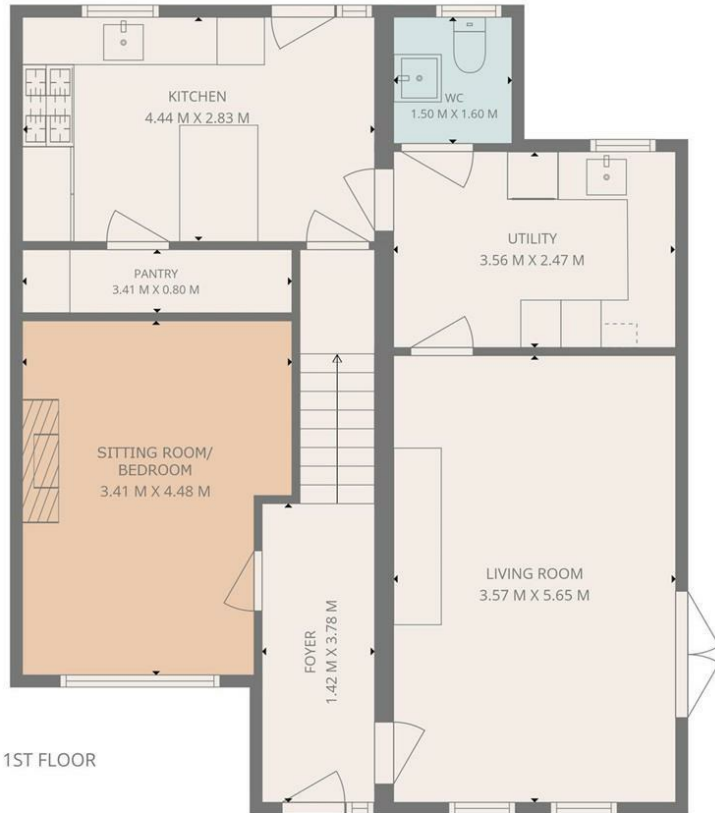
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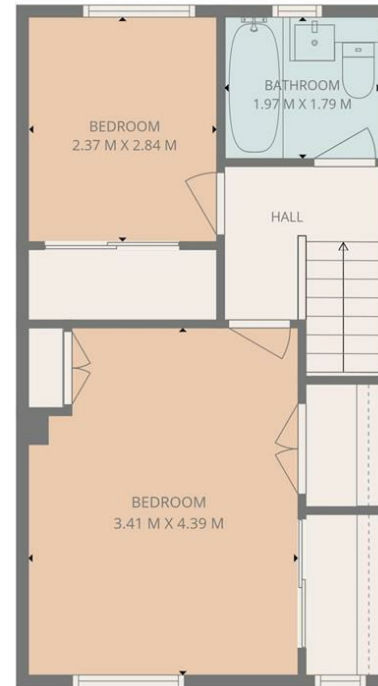








1ST FLOOR



2ND FLOOR

LOCAL AUTHORITY
West Dunbartonshire

TENURE
Freehold

COUNCIL TAX BAND
B

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	80
(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



TOTAL: 102 m²
1st floor: 65 m², 2nd floor: 37 m²
EXCLUDED AREAS: UTILITY: 9 m², WALLS: 10 m²

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



HAXTON
PROPERTY

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