



OFFERS OVER

£225,000

Cardross Road

Dumbarton, G82 4JQ

PROPERTY SUMMARY

Magnificent Semi-Detached Family Villa with Driveway, Garage and Exceptional South-Facing Gardens.

Set amidst generous, beautifully maintained south-facing garden grounds, this magnificent semi-detached villa represents a rare opportunity to acquire a distinguished family home of exceptional character and enduring appeal. Occupying a prime position within a sought-after residential setting, the property effortlessly combines elegant period features with spacious, versatile accommodation. The home offers well-proportioned family living throughout, including three generous bedrooms, two impressive public rooms and a delightful conservatory, all complemented by a private driveway, garage and exceptional, generously proportioned south-facing gardens.

3



2



3



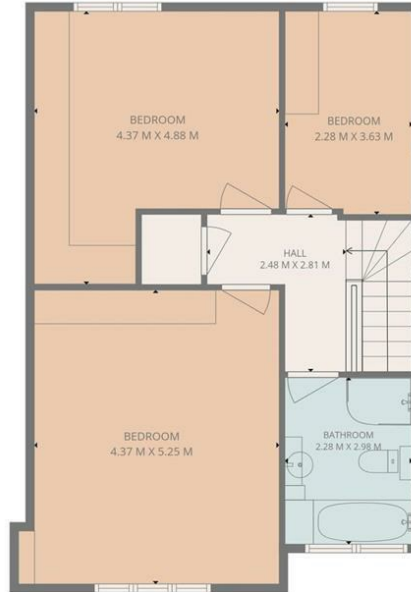








1ST FLOOR



2ND FLOOR

TOTAL: 147 m²
 1st floor: 81 m², 2nd floor: 66 m²
 EXCLUDED AREAS: FIREPLACE: 1 m², UNDEFINED: 1 m², WALLS: 12 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
 E

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			
(55-68) D		66	80
(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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