



OFFERS OVER

£195,000

Barnhill Road

Dumbarton, G82 2SN

PROPERTY SUMMARY

Haxton Property are delighted to present this beautifully extended three bedroom Semi Detached Villa with South Facing Gardens. An exceptional family home offering stylish contemporary accommodation, generous proportions and a superb standard of finish throughout. The south facing rear garden further elevates the home's appeal, providing a beautifully sunlit setting that feels both private and wonderfully inviting.

Occupying a desirable position within a well established residential setting, this impressive home seamlessly combines modern design with practical family living. The attractive exterior, featuring a blend of light render and red brick detailing, is complemented by a neatly maintained front garden and welcoming entrance, offering an immediate sense of the quality found throughout.

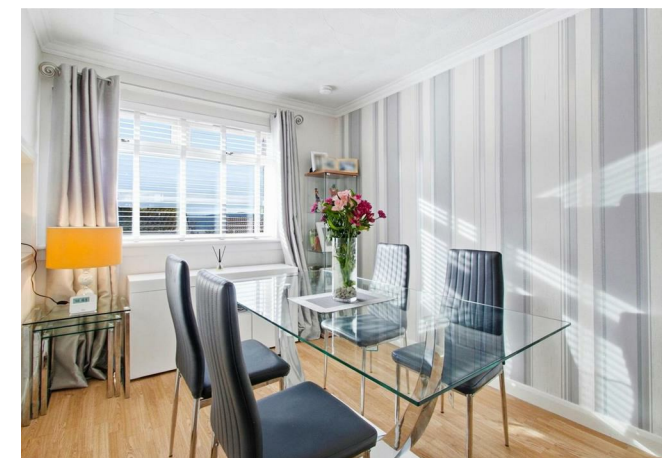
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LOCAL AUTHORITY
West Dunbartonshire

TENURE
Freehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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: 64 m²
1st floor: 45 m², 2nd floor: 40 m²
EXCLUDED AREAS: WALLS: 8 m²
THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT



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PROPERTY

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