



OFFERS OVER

£370,000

Argyll Avenue

Dumbarton, G82 3NS

PROPERTY SUMMARY

This exemplary and versatile five bedroom Detached Villa, completed by respected builder Taylor Wimpey around 2005, stands with real presence within a highly sought after and tranquil residential pocket. From its elevated position and generous plot to its refined interior finish, specification and meticulous attention to detail, the home immediately conveys quality, care, luxury and longevity. Further enhancing its appeal is a grand, bespoke designed out building housing the "Serenity" Hydro Pool hot tub a truly impressive addition to this exceptional home. The sellers have excelled themselves in creating a stunning family residence, immaculate and pristine throughout. A truly gorgeous home with exceptional kerb appeal, presenting an eye catching façade from every angle. A personal viewing is strongly recommended to appreciate the meticulous attention to detail and the outstanding level of care that defines this enhanced and impeccably maintained home.

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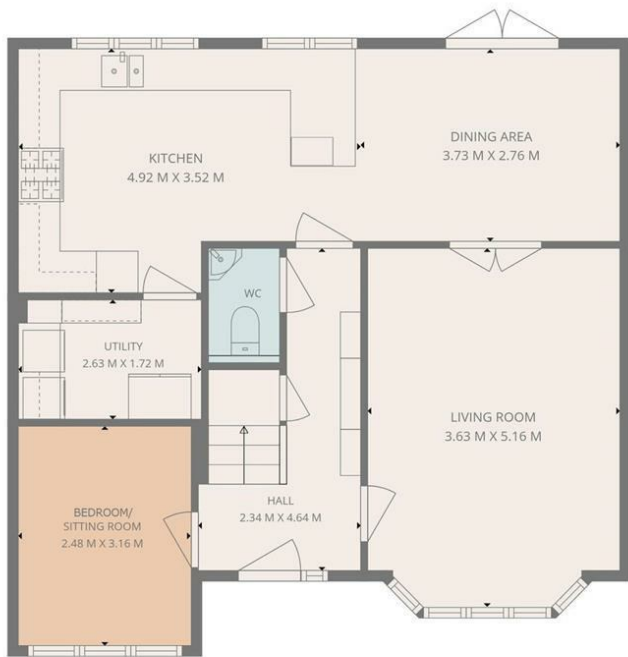
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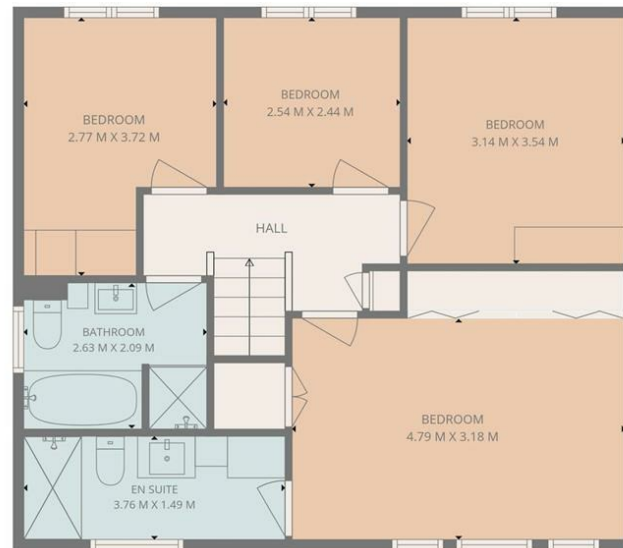








1ST FLOOR



2ND FLOOR

TOTAL: 129 m2
 1st floor: 64 m2, 2nd floor: 65 m2
 EXCLUDED AREAS: UTILITY: 5 m2, WALLS: 11 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
 G

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		78	82
(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



HAXTON
 PROPERTY

OFFICE ADDRESS

15 Station Road
 Dumbarton
 Dunbartonshire
 G82 1SA

OFFICE DETAILS

01389 719000
 info@haxtonproperty.co.uk
 www.haxtonproperty.co.uk