



OFFERS OVER

£84,000

Keil Crescent

Dumbarton, G82 4DU

## PROPERTY SUMMARY

\*\*\* CLOSING DATE FRIDAY 12TH DECEMBER 2025 AT 12.00 NOON \*\*\*

An exceptional opportunity for first-time buyers or investors to secure a spacious three-bedroom End Terrace Villa in the residential estate of Brucehill.

This family-sized home combines generous accommodation with enviable positioning, literally just a few steps away from breathtaking open aspects across the Clyde Estuary, while also enjoying partial views from the property itself. Offering excellent potential, the property invites buyers to modernise and personalise, creating a home tailored to their own taste and style.

3



2



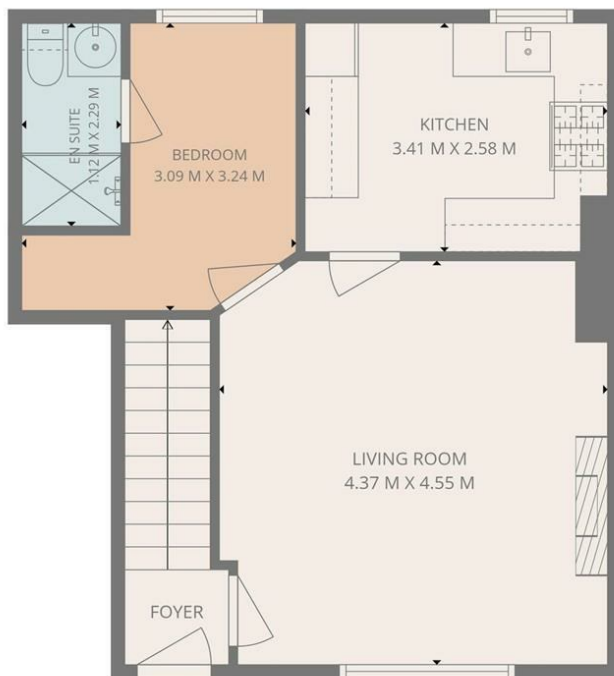
1











1ST FLOOR



2ND FLOOR



**TOTAL: 83 m2**  
 1st floor: 43 m2, 2nd floor: 40 m2  
 EXCLUDED AREAS: LOW CEILING: 3 m2, 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**  
 C

**VIEWINGS**  
 By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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