



OFFERS OVER

£125,000

Barnhill Road

Dumbarton, G82 2SD

PROPERTY SUMMARY

Immaculate Two-Bedroom Mid-Terrace Villa with Elevated Views. A Rare Opportunity for First-Time Buyers or Investors. Haxton Property is proud to present this beautifully maintained two-bedroom mid-terrace villa, perfectly positioned within a sought-after residential enclave. Set on an elevated plot with captivating views towards Dumbarton Castle and beyond, this exceptional home offers a superb blend of style, comfort and convenience, making it an ideal choice for first-time buyers, downsizers or investors seeking a true turnkey opportunity. From the moment you arrive, the property impresses with its immaculate presentation and thoughtfully designed layout.

2



1



1



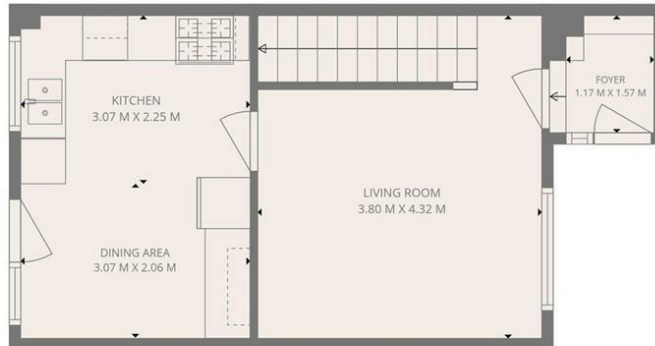








2ND FLOOR



1ST FLOOR

TOTAL: 62 m²
 1st floor: 32 m², 2nd floor: 30 m²
 EXCLUDED AREAS: WALLS: 8 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		81
(69-80)	C	73	
(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