



OFFERS OVER

£160,000

Orissa Drive  
Dumbarton, G82 1AB

## PROPERTY SUMMARY

Haxton Property are delighted to present this truly gorgeous Second Floor, Two Bedroom Apartment, presented in pristine, show home condition throughout. This is a rare opportunity to secure a beautifully finished home within the highly sought after and ever popular Dumbarton East district. Enjoying the preferred second floor position, the property benefits from elevated outlooks, exceptional natural light and a wonderful sense of privacy, making it an ideal choice for first time buyers, professional individuals or those seeking a stylish, low maintenance apartment in a prime location.

The charming development itself is modern, peaceful and exceptionally well maintained with landscaped communal grounds, immaculate residents' and guest parking, and a secure entry system providing reassurance and convenience from the moment you arrive. The communal close is beautifully cared for, with a carpeted stairwell and well kept entrance, all accessed via secure door entry.

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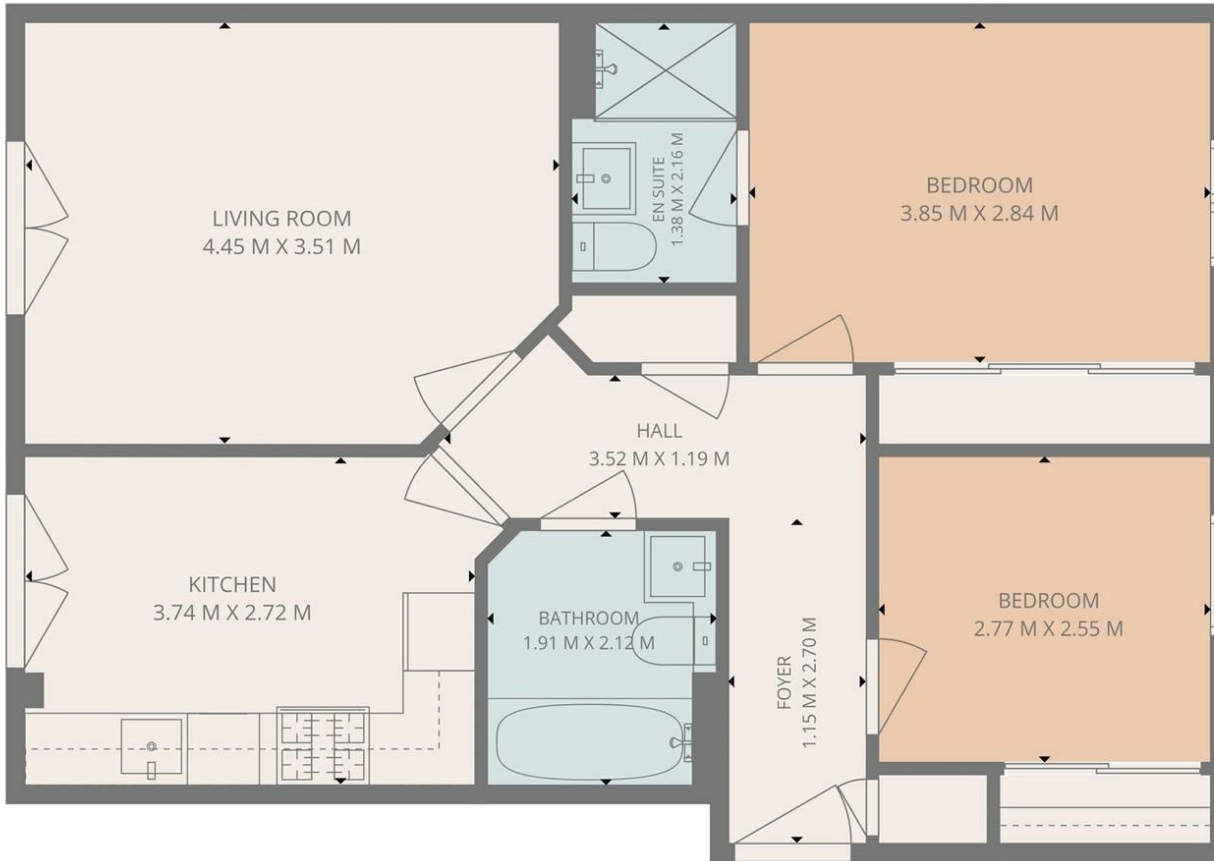
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**LOCAL AUTHORITY**  
West Dunbartonshire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
D

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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



**TOTAL: 65 m<sup>2</sup>**  
1st floor: 65 m<sup>2</sup>  
EXCLUDED AREAS: WALLS: 5 m<sup>2</sup>

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT



**HAXTON**  
PROPERTY

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