



OFFERS OVER

£245,000

Garshake Wynd

Dumbarton, G82 3AF

PROPERTY SUMMARY

Haxton Property is delighted to present this elegant modern three bedroom semi detached villa, built by renowned Miller Homes and forming part of an exclusive contemporary development.

Beautifully presented throughout, the property offers a perfect blend of modern design, comfort and practicality. Set within a peaceful residential enclave, it showcases a bright, stylish interior complemented by quality finishes, ideal for today's family lifestyle. A welcoming reception hallway introduces the home's refined aesthetic, finished in soft neutral tones and offering useful storage. Access is provided to the plumbed cloakroom, tastefully appointed with a modern white suite comprising low flush WC and pedestal wash hand basin, enhanced by subtle décor that reflects the home's attention to detail.

3



2



1



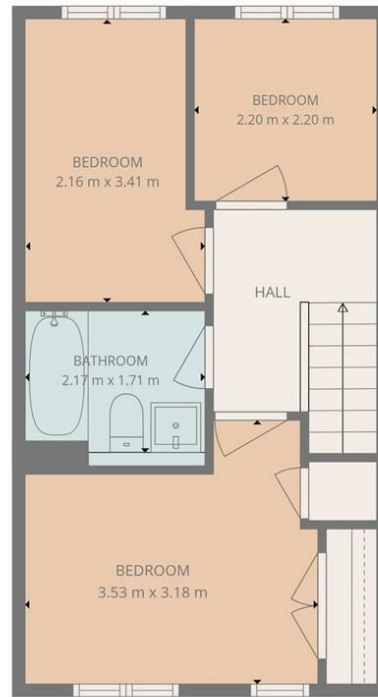








1ST FLOOR



2ND FLOOR

TOTAL: 68 m2

1st floor: 34 m2, 2nd floor: 34 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

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	85
(69-80) C		
(55-68) D		
(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



HAXTON
PROPERTY

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