



OFFERS OVER

£375,000

Garshake Wynd

Dumbarton, G82 3AF

## PROPERTY SUMMARY

A Home of Distinction - Elegant, Contemporary Living in a Prestigious Setting.

Welcome to Garshake Wynd, an address synonymous with quality, tranquillity and modern family luxury. Haxton Property is delighted to present this pristine four bedroom detached villa by Miller Homes, beautifully positioned on an enviable corner plot within this exclusive, recently completed development. This exceptional residence offers a rare opportunity to secure a home of outstanding calibre, where contemporary design meets refined everyday comfort. Early viewing is strongly encouraged to appreciate the craftsmanship and lifestyle on offer.

Set within a peaceful enclave of premium modern homes, this immaculate villa exudes sophistication from the moment you arrive. Constructed less than two years ago by the renowned Miller Homes and retaining the remainder of its NHBC warranty, the property is presented in flawless walk in condition.

4



4



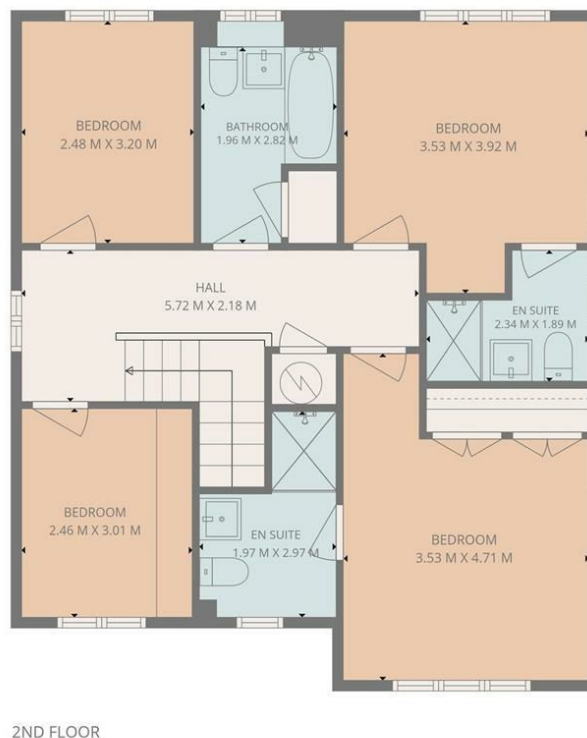
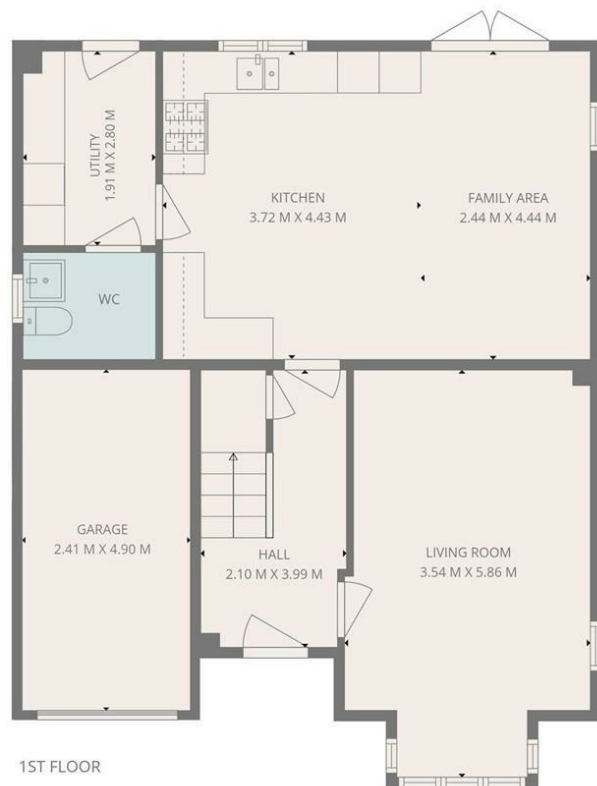
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**TOTAL: 127 m<sup>2</sup>**  
 1st floor: 54 m<sup>2</sup>, 2nd floor: 73 m<sup>2</sup>  
 EXCLUDED AREAS: UTILITY: 5 m<sup>2</sup>, GARAGE: 12 m<sup>2</sup>, WALLS: 12 m<sup>2</sup>

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



**LOCAL AUTHORITY**  
 West Dunbartonshire

**TENURE**  
 Freehold

**COUNCIL TAX BAND**  
 F

**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>                            | 84                      | 84        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</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

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