



OFFERS OVER

£290,000

Geils Quadrant

Dumbarton, G82 2PR

PROPERTY SUMMARY

*** CLOSING DATE THURSDAY 19TH MARCH 2026 AT 11AM ***

Set within a peaceful cul-de-sac in the ever-popular East End of Dumbarton, this outstanding Semi-Detached Villa has been professionally extended and comprehensively upgraded to an exceptional specification. The result is a home of rare quality, a perfect blend of timeless construction, contemporary design and family-focused living presented in pristine walk-in condition, where elegance, charm and modern comfort come together effortlessly.

From the moment you arrive, the immaculate exterior, broad monobloc driveway and beautifully maintained setting create a strong first impression that continues seamlessly inside.

This is a rare opportunity to acquire a truly exceptional family home in one of Dumbarton's most sought-after pockets, a property where every upgrade has been thoughtfully executed and every space designed for comfort, style and longevity. Early viewing is encouraged to fully appreciate the exceptional standard of this home.

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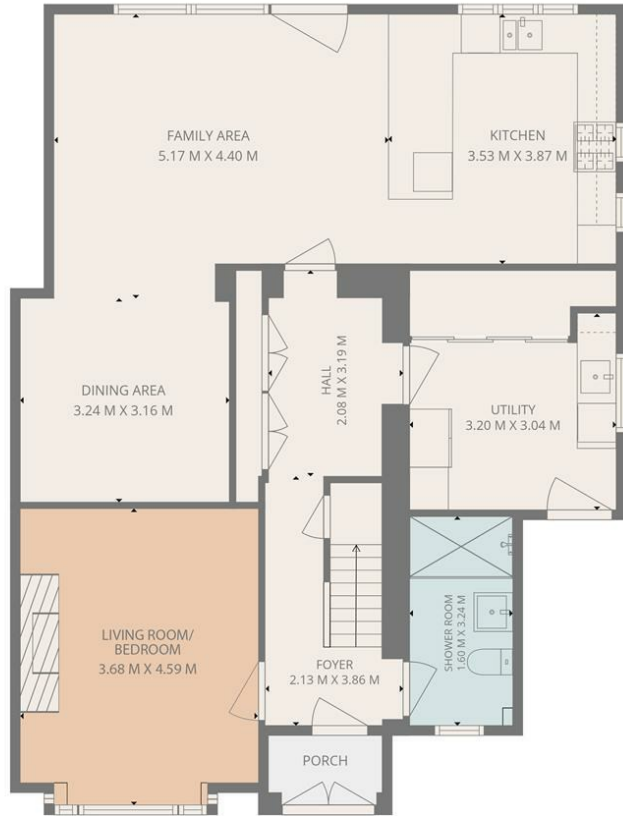
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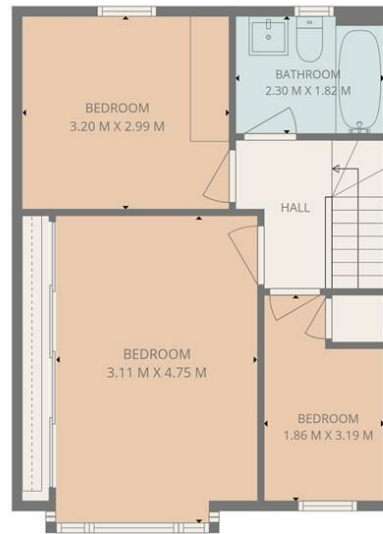








1ST FLOOR



2ND FLOOR

TOTAL: 133 m²
 1st floor: 90 m², 2nd floor: 43 m²
 EXCLUDED AREAS: PORCH: 2 m², UTILITY: 9 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
 D

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		72	80
(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

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