



OFFERS OVER

£349,000

Glen Orchy Crescent

Dumbarton, G82 2BX

PROPERTY SUMMARY

Haxton Property is proud to present No.13 Glen Orchy Crescent, an exceptional Four-Bedroom Detached Villa nestled within the exclusive Lomondgate Development.

This striking residence known as The Maxwell, a sought-after design by Taylor Wimpey occupies a privileged position at the far end of a quiet, select cul-de-sac shared with only two neighbouring homes. Surrounded by beautifully maintained communal grounds and framed by mature greenery, the setting offers a rare blend of privacy and prestige.

Immaculately presented and generously proportioned, this modern villa delivers contemporary comfort and a welcoming sense of space, perfectly suited to the rhythms of modern family life. It stands among the grander styles of four-bedroom homes within the development, offering a commanding presence and thoughtful upgrades throughout.

4



3



2



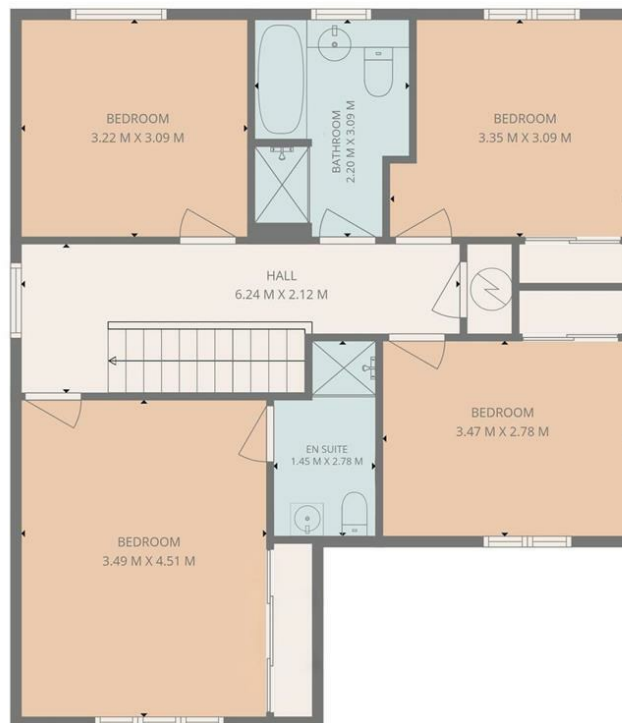








FLOOR 1



FLOOR 2

TOTAL: 136 m²
 FLOOR 1: 62 m², FLOOR 2: 74 m²
 EXCLUDED AREAS: GARAGE: 13 m², WALLS: 14 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
 G

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	84
(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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