



OFFERS OVER

£299,995

Macphie Road

Dumbarton, G82 3PZ

## PROPERTY SUMMARY

Immaculate and Pristine Four Bedroom Extended Detached Chalet Style Villa set within Beautifully Landscaped Gardens, Extensive Driveway & Detached Garage.

This seldom available and perfectly position extended detached chalet style villa presents a rare opportunity to acquire a home of exceptional quality, generous accommodation combining modern refinement with a warm, welcoming character. Set within beautifully landscaped gardens and framed by crisp architectural lines, the property immediately conveys a sense of care, craftsmanship and pride of ownership. Its versatile layout, generous proportions and bright, free flowing interiors make it an outstanding choice for families and couples seeking a home that balances contemporary living with everyday comfort.

4



2



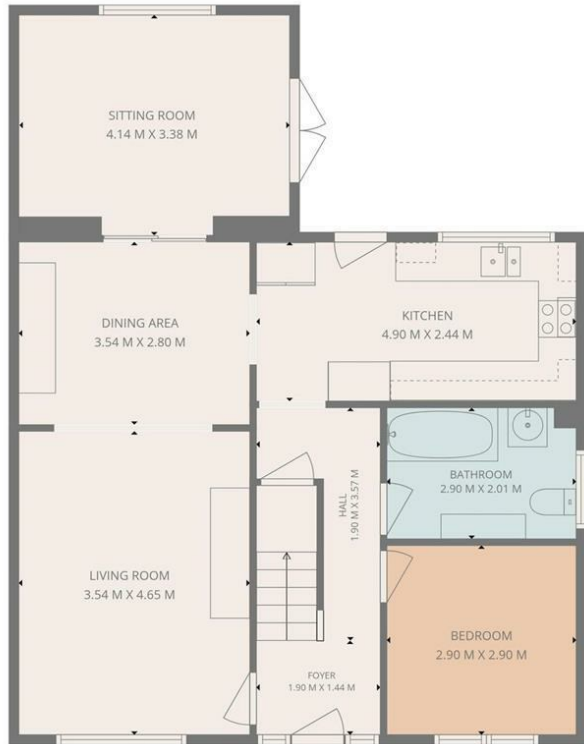
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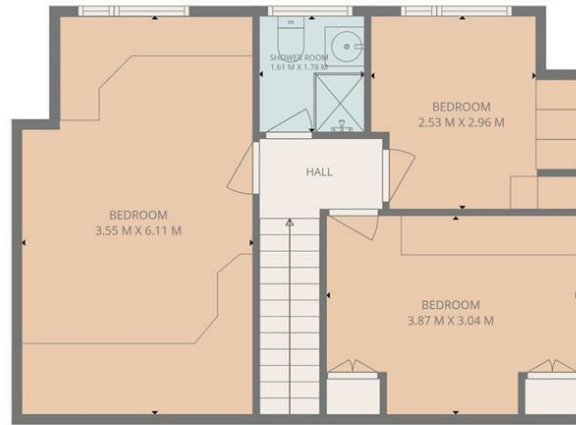








1ST FLOOR



2ND FLOOR

**TOTAL: 129 m<sup>2</sup>**  
 1st floor: 79 m<sup>2</sup>, 2nd floor: 50 m<sup>2</sup>  
 EXCLUDED AREAS: LOW CEILING: 0 m<sup>2</sup>, WALLS: 11 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**  
 E

**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>		
(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



**HAXTON**  
 PROPERTY

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**OFFICE DETAILS**

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