



OFFERS OVER

£180,000

Park Avenue

Dumbarton, G82 1BU

PROPERTY SUMMARY

*** CLOSING DATE WEDNESDAY 22nd OCTOBER 2025 AT 12 NOON ***

Magnificent Extended Lower Cottage Flat, Versatile, Spacious & Exceptionally Well Located.

Set within the highly sought-after Park Avenue in Dumbarton's popular East End, this deceptively spacious three-bedroom Lower Cottage Flat offers a rare blend of elegance, practicality, and lifestyle appeal, all within walking distance of Dumbarton East train station. Beautifully extended and thoughtfully designed, the property provides versatile family accommodation throughout.

This is a home that will undoubtedly attract attention, not only for its location and scale, but for its versatility and thoughtful enhancements. A rare opportunity to secure a property that adapts beautifully to changing needs, in one of Dumbarton's most desirable addresses.

Designed with inclusivity in mind, this exceptional home offers wheelchair-friendly access to the front and rear, complete with a removable ramp to suit your individual needs and lifestyle.

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TOTAL: 97 m2
FLOOR 1: 97 m2
EXCLUDED AREAS: WALLS: 7 m2

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

LOCAL AUTHORITY

West Dunbartonshire

TENURE

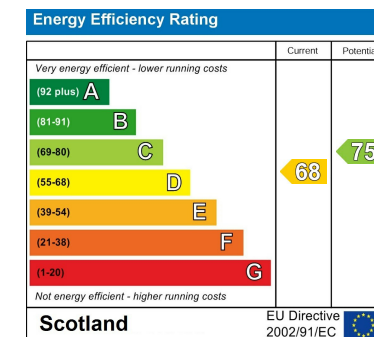
Freehold

COUNCIL TAX BAND

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VIEWINGS

By prior appointment only



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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