



OFFERS OVER

£270,000

Overtoun Avenue

Dumbarton, G82 1BY



PROPERTY SUMMARY

*** CLOSING DATE FRIDAY 23rd JANUARY 2026 AT 12:00 NOON ***

Exceptional and extensively refurbished, this extended three-bedroom mid-terrace villa on Overton Avenue presents a rare opportunity to acquire a home of remarkable quality and refinement.

Finished to an immaculate standard, the property blends traditional architectural elegance with a sophisticated contemporary aesthetic, creating interiors that feel both timeless and effortlessly modern. The principal rooms are beautifully proportioned, enhanced by graceful bay windows and a carefully curated colour palette that amplifies natural light and evokes understated luxury. Every space reflects the meticulous care and investment of the current owners, and the home is offered in true walk-in condition, showcasing craftsmanship and attention to detail that set it apart.

The property has recently undergone a comprehensive refurbishment programme, including professional rewiring, replastering, and redecoration throughout. New internal doors have been installed, along with a newly fitted reception front door and French doors at the entrance vestibule. The current owners have also added two newly fitted bathrooms and enhanced the bedrooms with luxurious, bespoke cashmere shaker wardrobes by "Wrighton Kitchen and Bedrooms."

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2



2







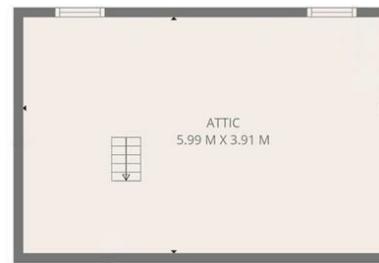




1ST FLOOR



2ND FLOOR



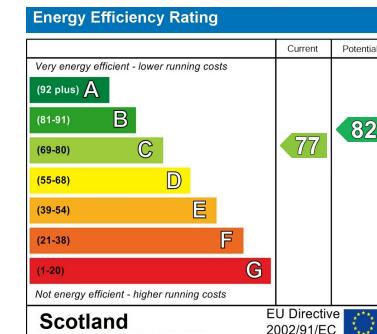
3RD FLOOR

LOCAL AUTHORITY
West Dunbartonshire

TENURE
Freehold

COUNCIL TAX BAND
E

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



TOTAL: 100 m²
1st floor: 55 m², 2nd floor: 45 m²
EXCLUDED AREAS: OPEN TO BELOW: 1 m², ATTIC: 12 m², WALLS: 10 m²

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

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P R O P E R T Y

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