



OFFERS OVER

**£169,995**

**High Mains Avenue**

Dumbarton, G82 2PT

## PROPERTY SUMMARY

Extensively refurbished and immaculately finished, this two-bedroom Mid Terrace Villa, originally built by the highly regarded John Lawrence, is set within the ever-popular and sought-after east end of Dumbarton.

Offering true walk-in condition throughout, the home has been thoughtfully upgraded to an exemplary level, seamlessly uniting contemporary style with enduring elegance. Equally suited to young professionals seeking a stylish first home, or those wishing to downsize without compromise, it represents a rare opportunity in this desirable location.

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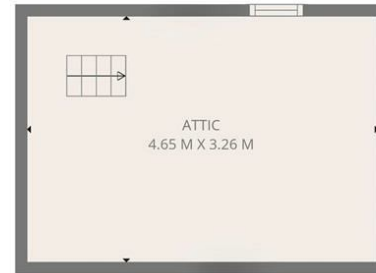




1ST FLOOR



2ND FLOOR



3RD FLOOR

**TOTAL: 60 m2**

1st floor: 30 m2, 2nd floor: 30 m2, 3rd floor: 0 m2  
EXCLUDED AREAS: LOW CEILING: 11 m2, ATTIC: 4 m2, WALLS: 10 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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

**OFFICE ADDRESS**

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**OFFICE DETAILS**

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