
HAXTON
PROPERTY
OFFERS OVER
£245,000
Overtoun Avenue
Dumbarton, G82 1BY

PROPERTY SUMMARY

Haxton Property are delighted to present this seldom available traditional red sandstone mid terrace villa, a home of timeless character and enduring appeal, perfectly positioned within a sought after residential pocket.

This deceptively spacious villa offers versatile accommodation arranged over three floors, providing an excellent balance of living and bedroom space, ideal for families, couples, or those seeking flexible accommodation.

The ground floor comprises a welcoming entrance hallway, a comfortable living room, a fitted kitchen, utility area, and a convenient shower room. On the first floor, there are two well proportioned bedrooms together with a versatile study/bedroom featuring a staircase leading to the attic level. The upper floor provides a useful attic room, offering excellent potential as a home office, hobby space, or additional bedroom.

3

1

1


















GET NAKED
UNLESS YOU ARE JUST VISITING
DON'T MAKE IT WEIRD
WATER
WORKS
£150



TOTAL: 110 m2
1st floor: 45 m2, 2nd floor: 44 m2, 3rd floor: 21 m2
EXCLUDED AREAS: UTILITY: 3 m2, LOW CEILING: 7 m2, UNDEFINED: 1 m2, WALLS: 12 m2

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

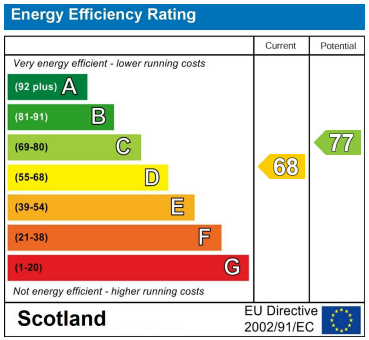
N

LOCAL AUTHORITY
West Dunbartonshire

TENURE
Freehold

COUNCIL TAX BAND
D

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

OFFICE ADDRESS
15 Station Road
Dumbarton
Dunbartonshire
G82 1SA

OFFICE DETAILS
01389 719000
info@haxtonproperty.co.uk
www.haxtonproperty.co.uk