



OFFERS OVER

£299,000

Strowans Well Road

Dumbarton, G82 2QN

## PROPERTY SUMMARY

\*\*\* CLOSING DATE THURSDAY 2ND OCTOBER 2025 AT 12:00 NOON \*\*\*

A Rare Gem in a Woodland Setting - Tucked away in a peaceful pocket of Dumbarton, where woodland paths wind toward the Kilpatrick Hills and birdsong greets the morning, lies a rare gem: 2 Glenpath Cottage. This charming three-bedroom semi-detached home, thoughtfully extended and lovingly maintained, is a sanctuary of style and substance. Rarely available on the open market, it offers a unique blend of character, craftsmanship, and comfort, perfect for those seeking a lifestyle that feels both secluded and connected.

3



2



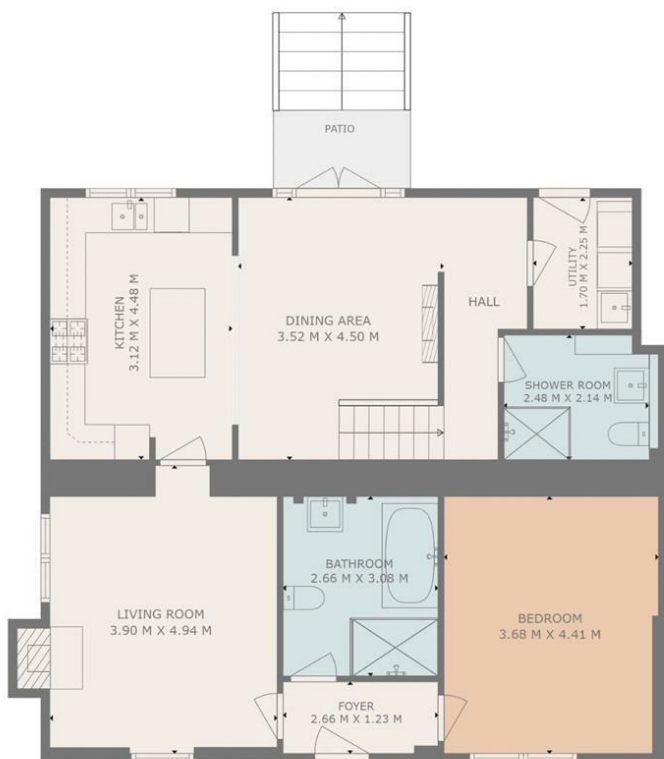
1



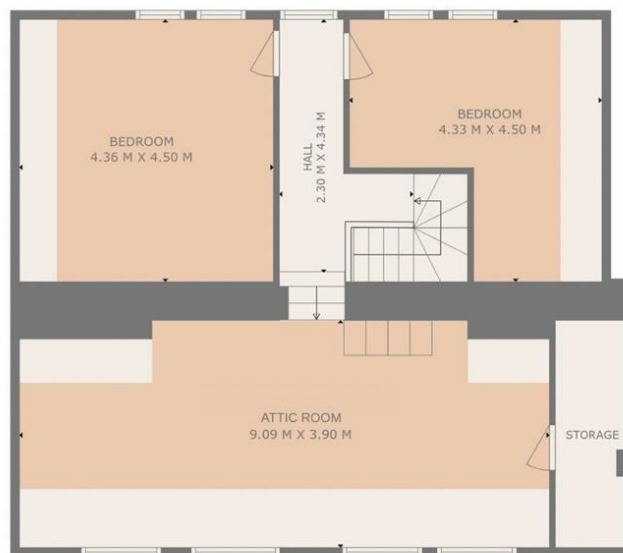








FLOOR 1



FLOOR 2



**TOTAL: 164 m<sup>2</sup>**  
 FLOOR 1: 94 m<sup>2</sup>, FLOOR 2: 70 m<sup>2</sup>  
 EXCLUDED AREAS: UTILITY: 4 m<sup>2</sup>, PATIO: 3 m<sup>2</sup>, FIREPLACE: 1 m<sup>2</sup>,  
 LOW CEILING: 20 m<sup>2</sup>, STORAGE: 2 m<sup>2</sup>, WALLS: 14 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**  
 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>                            |                         |           |
| (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**

15 Station Road  
 Dumbarton  
 Dunbartonshire  
 G82 1SA

**OFFICE DETAILS**

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