



OFFERS OVER

£240,000

Endrick Drive

Alexandria, G83 8HY



## PROPERTY SUMMARY

Haxton Property are delighted to present 40 Endrick Drive to the open market — a rare opportunity to acquire a beautifully appointed three-bedroom Semi-Detached Villa, occupying a prime corner plot within the prestigious Mollanbowie Estate, Balloch.

Constructed by the highly regarded builder John Lawrence, this generously proportioned home is set within one of Balloch's most desirable residential enclaves. Enjoying a subtly elevated position, the property commands an impressive street presence, enhanced by expansive gardens, a multi-vehicle monoblock driveway, and a detached garage to the side. The substantial plot also offers exciting scope for future extension, subject to the appropriate consents.

3



1



3

















FLOOR 1



FLOOR 2

**TOTAL: 95 m2**  
 FLOOR 1: 51 m2, FLOOR 2: 44 m2  
 EXCLUDED AREAS: PORCH: 2 m2, WALLS: 9 m2

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



**HAXTON**  
 PROPERTY

**OFFICE ADDRESS**

15 Station Road  
 Dumbarton  
 Dunbartonshire  
 G82 1SA

**OFFICE DETAILS**

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

**LOCAL AUTHORITY**

West Dunbartonshire

**TENURE**

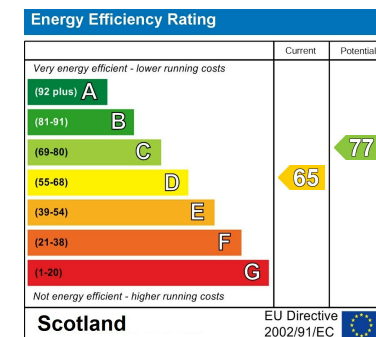
Freehold

**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