



OFFERS OVER

£240,000

Endrick Drive

Alexandria, G83 8HY

PROPERTY SUMMARY

*** CLOSING DATE TUESDAY 14TH OCTOBER 2025 AT 12.00 NOON ***

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

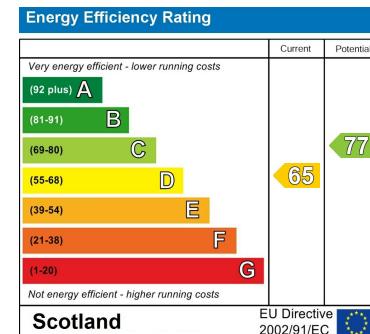
THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT

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

HAXTON
 PROPERTY

OFFICE ADDRESS
 15 Station Road
 Dumbarton
 Dunbartonshire
 G82 1SA

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