

**Quarry Knowe, Dumbarton G82 5AE** 



# welcome to

# **Quarry Knowe, Dumbarton**

Semi-Detached villa with accommodation comprising lounge, kitchen, three bedrooms and bathroom, GCH / DG and Gardens.





Presented to the market is this three-bedroom semi-detached villa located in the established residential area of Castlehill.

The accommodation on offer comprising a hallway which provides access to a front facing lounge. The kitchen is to the rear and features both wall and floor mounted units, worktop space and a cooker point. In addition, there is plumbing for a washing machine. Bedroom 3 is located on the lower level. The upper level has two double bedrooms and the bathroom.

Further enhancements to the property include gas central heating and double glazing.

Externally there are gardens to front and rear.

Dumbarton provides excellent amenities with local shops and high street shopping at the nearby St James retail park with regular rail and bus services to Glasgow City Centre, Glasgow International Airport is approximately a 20-30 minutes' drive via the A82 which also provides road access to Glasgow, The Trossachs and Loch Lomond National Park, an area of outstanding beauty incorporating the world renowned and most prestigious Loch Lomond Golf Club.

#### Lounge

11' 11" x 14' 6" ( 3.63m x 4.42m )

#### Kitchen

7' 10" x 11' 5" ( 2.39m x 3.48m )

### **Bedroom 3 / Dining Room**

8' 10" x 9' 4" ( 2.69m x 2.84m )

#### **Bedroom**

10' 4" x 17' 8" ( 3.15m x 5.38m )

#### **Bedroom**

10' 4" x 14' 5" ( 3.15m x 4.39m )

#### **Bathroom**











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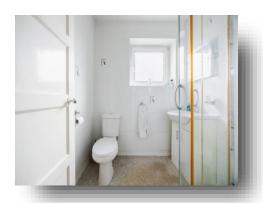
## **Quarry Knowe, Dumbarton**

- Semi-Detached Villa
- Popular Location
- 2/3 Bedrooms
- GCH / DG
- Gardens

Tenure: Freehold EPC Rating: D

offers over

£90,000







Sunderland Ave

Map data ©2025

Please note the marker reflects the postcode not the actual property

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Property Ref: DBT107330 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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