

Ardenlea is a fantastic four-bedroom detached villa which sits in an elevated position in this sizeable plot, within peaceful surroundings, yet is ideally situated to allow residents access to a varied range of amenities in both Alexandria and Dumbarton Town Centres.

This floor plan shows a 3-bedroom house with a lounge, kitchen/dining room, bathroom, and porch. The layout includes a central hallway with stairs leading up, two bedrooms on the right, a bathroom at the top, a kitchen/dining room at the top left, a lounge at the bottom left, and a porch at the top. Two closets are located near the stairs.

Room	Dimensions (ft" x ft")	Dimensions (m x m)
PORCH	-	-
KITCHEN/DINING ROOM	19'4" x 11'7"	5.89m x 3.54m
BATHROOM	8'1" x 8'0"	2.46m x 2.43m
BEDROOM 3	13'10" x 11'8"	4.22m x 3.54m
BEDROOM 4	13'9" x 11'8"	4.19m x 3.54m
LOUNGE	20'10" x 16'9"	6.35m x 4.87m

The floor plan shows a rectangular layout. On the left is a yellow-shaded area labeled 'BEDROOM 2' with dimensions '14'9" x 13'3" 4.50m x 4.03m'. Above it is a grey-shaded area labeled 'W'. In the center is a light blue-shaded area labeled 'SHOWER ROOM' with dimensions '10'6" x 6'11" 3.20m x 2.15m'. To the right of the shower room is a brown-shaded area labeled 'LANDING'. Below the shower room is a grey-shaded area labeled 'C'. To the right of the landing is a staircase with a downward arrow and the word 'DOWN'. Below the staircase is a grey-shaded area labeled 'C'. To the right of the staircase is a yellow-shaded area labeled 'BEDROOM 1' with dimensions '15'6" x 11'8" 4.73m x 3.55m'. Above it is a grey-shaded area labeled 'W'. The entire plan is enclosed in a black border.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Travel Directions

From Alexandria over Bonhill Bridge, take right turn and follow road veering left, then take first left then immediately right into Hillbank Street. Continue along Hillbank Street and the property is on the right hand side.

Additional Information

Home Report Valuation: £280,000

Asking Price: Offers Over £275,000

Council Tax Band: F

Energy Efficiency Rating: D

Double Glazing

Gas Central Heating

Home Report

This property benefits from a Home Report which can be obtained from davidmuirestates.com or onesurvey.org

Disclaimer

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