



Nestled within the much sought-after conservation area of Kirktonhill is this architect-designed, detached modern villa, exemplifying high end living with a focus on exceptional quality and superior specification. A highlight of this offering is the separate detached dwelling adjacent to the main house.



- Exceptional property within prestigious address in Kirktonhill
- Detached residence & separate annexe. Flexible accommodation
- High specification throughout, Tasteful décor, professional finishings
- Main house: Reception hall, living room, sitting room, ground floor shower room
- Dining room, breakfasting kitchen & utility / laundry room
- 4 dble bedrooms all with fitted wardrobes, main bedroom ensuite
- Floored loft. Gas fired central heating & double glazed units
- Annexe: Open plan living/ kitchen & cloakroom / WC
- Double bedroom & ensuite shower room
- Expansive gardens with scope for development. Multi vehicle parking



Garden

The expansive garden grounds are a private haven, accessed from Kirkton Road.

- Parking space for multiple vehicles adjacent to both properties
- Extensive garden ground to the north of the plot with mature trees and plants
- South-facing level lawns and patios that bask in sunlight throughout the day
- Timber-built outbuildings located in the southeast corner







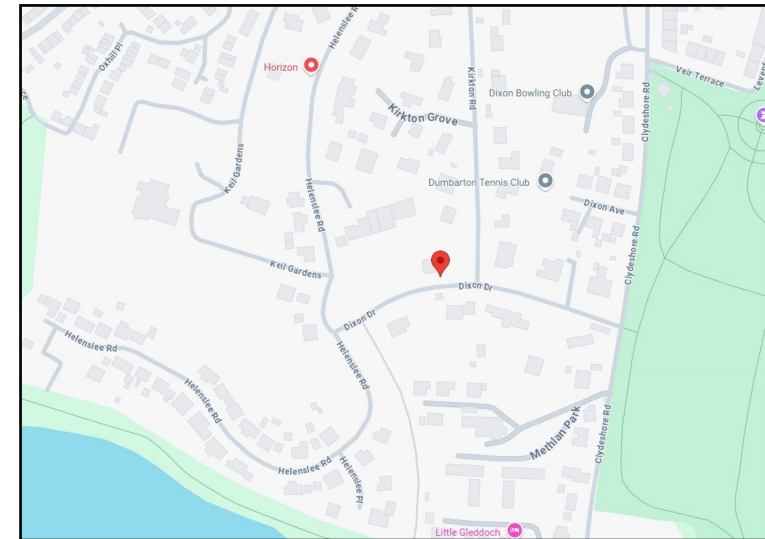
TOTAL: 204 m2

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



Additional Information

Home Report Valuation: £560,000
 Asking Price: Offers Over £555,000
 Council Tax: G
 Energy Performance Rating: C
 Glazing: Double Glazing
 Heating: Gas Central Heating
 Home Report: This property benefits from a Home Report which can be obtained from davidmuirestates.com or onesurvey.org



Surrounding Area

From the Lomond and Trossachs National Park, which offers some of Scotland’s most spectacular and unspoiled scenery. The town provides numerous sports and recreational facilities, including the renowned Levenshulme Park, just a short walk from the property. Golf courses at Loch Lomond, Dumbarton, Cardross, and Erskine/Marr Hall are also nearby. Situated in an area of modern and detached high-calibre homes, Kirktonhill is classified as a conservation area. The property is close to both the River Clyde and River Leven. Regular train services to Glasgow city centre and Helensburgh are available from Dalreoch Station, a mere 10-minute walk away, including a direct service to Edinburgh Waverley. The town offers a wealth of shops, restaurants, supermarkets, bars, healthcare facilities, and a range of local amenities catering to day-to-day needs. Dumbarton is well served by pre-school nurseries and state schools. Primary schools are within a 10 to 15-minute walk. Dumbarton Academy is a 15-minute walk, while Our Lady and St. Patrick’s is situated to the north of the town. Both are modern complexes.

Travel Directions

From town centre roundabout travel west towards Helensburgh. Take left turn at traffic lights then immediately right over "old bridge". Second on left into Clydeshore Road. Continue towards Levenshulme Park, then 3rd right into Dixon Drive. First right into Kirkton Road, no 20 is on your left.



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