



**McArthur
Stanton**
Letting & Estate Agents

Craigielea

Church Avenue, Cardross, Dumbarton, Argyll & Bute . G82 5NS

Craigielea

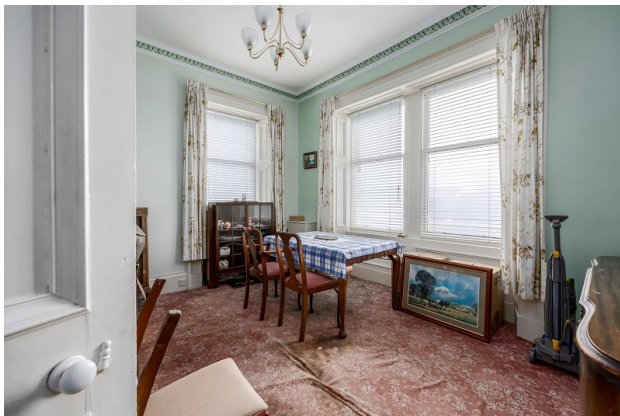
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Located within the picturesque village of Cardross "Craigielea" is a magnificent traditional stone built semi-detached villa thought to date back to the late 1800's requiring full modernisation.

"Craigielea" is positioned within one of the most sought-after pockets of the village and has easy access to the local Tennis Club, Bowling club and is a short walk to Cardross train station. Offering over 1,800 square of living space, the ground floor has a welcoming hallway which has two useful store cupboards. The Lounge is a wonderful space with a large bay window over-looking the front garden and a feature fireplace. The second public room is also positioned to the front of the property and has been utilised as a dining room but could be used as a family room/playroom if required. The Kitchen is to the rear of the property and has ample space for a good-sized dining table and chairs. Adjoining the Kitchen is a large utility room and store area. There is also a courtesy door accessing the rear garden. Completing the ground floor is a well-proportioned double bedroom and shower room.

Upstairs the property offers three further bedrooms. The main bedroom is particularly spacious and has lovely open views. The main bathroom is also a fantastic size and has additional storage.

Externally "Craigielea" sits within a lovely mature plot. The gardens are easily maintained and benefit from various outbuildings, large shed and private driveway offering parking for multiple vehicles. Viewing is by appointment through our Helensburgh property office.

EPC Band E
Council Tax F



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Measurements

Porch	9' 02" x 4' 11" or 2.79m x 1.50m
Hallway	16' 09" Max x 4' 05" Max or 5.11m Max x 1.35m Max
Lounge	18' 01" Max x 16' 0" Max or 5.51m Max x 4.88m Max
Dining Room	14' 03" x 11' 09" or 4.34m x 3.58m
Kitchen/Diner	16' 0" Max x 12' 0" Max or 4.88m Max x 3.66m Max
Utility Room	9' 08" x 7' 04" or 2.95m x 2.24m
Storage Room	4' 05" x 3' 07" or 1.35m x 1.09m
Garden room	
Bathroom 2	7' 04" x 4' 05" or 2.24m x 1.35m
Bedroom 4	11' 10" x 11' 08" or 3.61m x 3.56m
Landing	
Bedroom 1	15' 03" Max x 14' 01" Max or 4.65m Max x 4.29m Max
Bedroom 2	15' 01" Max x 9' 10" Max or 4.60m Max x 3.00m Max
Bedroom 3	11' 09" x 7' 06" or 3.58m x 2.29m



Ground Floor

First Floor

All measurements are approximate and for display purposes only

Contact our office for further details



NOTE: These details have been prepared for guidance. If there is any point which you find misleading please contact McArthur Stanton where further information is available. Measurements have been taken from wall to wall, unless otherwise stated, and have been recorded by use of a sonic beam. Services and appliances not tested. Details have been prepared by February 2024. If required, we can arrange for a property market appraisal to be carried out on your existing property.

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