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Napier Avenue, Cardross, Dumbarton, Dunbartonshire. G82 5LY





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Located within the picturesque village of Cardross, 25 Napier Avenue is a well-proportioned three-bedroom semi-detached villa that requires to be fully modernised throughout.

Internally the property offers spacious accommodation of around 915 square feet, on entering there is a welcoming hallway which has a useful understairs store cupboard. The Lounge is a lovely bright room with south facing aspects over Napier Avenue and beyond. There is a door from the Lounge accessing a separate Dining Room which has views over the garden. The Kitchen is fitted with a range of units and worktops and offers ample space for free-standing white goods. There is a courtesy door leading to the rear garden.

Upstairs the property has three bedrooms, two of which are large doubles and a third good-sized single ideal for using as a home office or nursery. The main and third bedroom have gorgeous views over the village and in the winter months partial views of the Clyde Estuary. Completing the upper level is a family bathroom.

Externally the property sits on a large plot which is tiered to the rear and offers various places to sit and relax. There is a detached garage and private driveway. Due to the size of the plot, there is potential to extend the property subject to relevant consents. Family homes of this size and location rarely come to market within this price point and early viewing is advised.

EPC Band E
Council Tax Band E



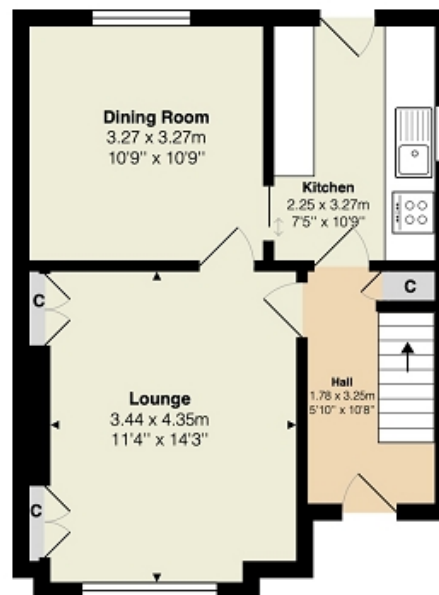
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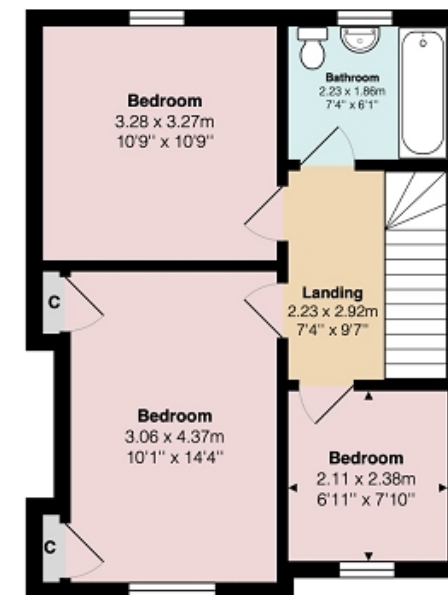


Measurements

Hallway	10' 08" x 5' 10" Max Max or 3.25m x 1.78m Max
Lounge	14' 03" Max x 11' 04" Max or 4.34m Max x 3.45m Max
Dining Room	10' 09" x 10' 09" or 3.28m x 3.28m
Kitchen	10' 09" x 7' 05" or 3.28m x 2.26m
Landing	9' 07" x 7' 04" or 2.92m x 2.24m
Bedroom 1	14' 04" x 10' 01" Max Max or 4.37m x 3.07m Max
Bedroom 2	10' 09" x 10' 09" or 3.28m x 3.28m
Bedroom 3	7' 10" x 6' 11" or 2.39m x 2.11m
Bathroom	7' 04" x 6' 01" or 2.24m x 1.85m



Ground Floor



First Floor

All measurements are approximate and for display purposes only

Contact our office for further details



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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 April 2024. If required, we can arrange for a property market appraisal to be carried out on your existing property.

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