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St. Andrews Crescent, Dumbarton, Dunbartonshire. G82 3ES





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Located within a sought-after pocket of Dumbarton, 30 St Andrews Crescent is a substantial three-bedroom detached villa that requires general modernisation.

Internally the property offers around 1,000 square feet of living space. On entering there is a welcoming porch and hallway which has a useful understairs store cupboard. The Lounge has a large picture window overlooking the front garden. There are double doors accessing a separate dining room which has sliding patio doors leading to the south facing rear garden. The Kitchen has a range of units and worktops and a courtesy door giving access to the side of the property which is currently non-operational. The Kitchen has an additional store cupboard.

Upstairs the property has three spacious bedrooms all of which have built in storage. The rear bedroom has a fabulous view over Dumbarton and beyond and there is a well-proportioned family bathroom. An additional store cupboard can be found on the landing.

Externally the property sits within a sizeable plot with the rear garden being south facing. There is a detached garage and private driveway. Viewing is by appointment through our Helensburgh property office.

EPC Band D
Council Tax Band E



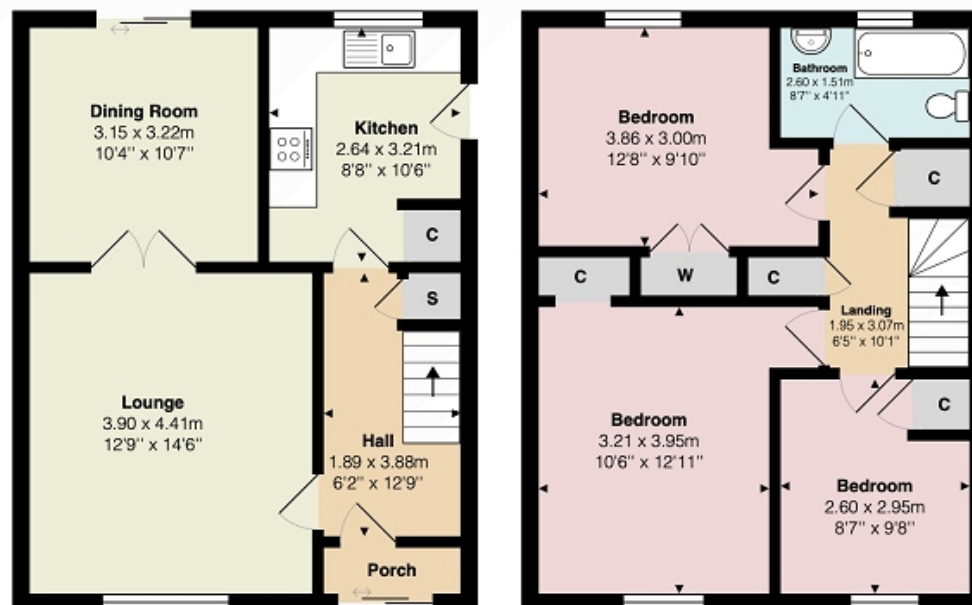
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Measurements

Porch	
Hallway	12' 09" Max x 6' 02" Max or 3.89m Max x 1.88m Max
Lounge	14' 06" x 12' 09" or 4.42m x 3.89m
Dining Room	10' 07" x 10' 04" or 3.23m x 3.15m
Kitchen	10' 06" Max x 8' 08" Max or 3.20m Max x 2.64m Max
Landing	10' 01" Max x 6' 05" Max or 3.07m Max x 1.96m Max
Bedroom 1	12' 11" Max x 10' 06" Max or 3.94m Max x 3.20m Max
Bedroom 2	12' 08" Max x 9' 10" Max or 3.86m Max x 3.00m Max
Bedroom 3	9' 08" Max x 8' 07" Max or 2.95m Max x 2.62m Max
Bathroom	8' 07" x 4' 11" or 2.62m x 1.50m



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

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