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Strowans Road, Dumbarton, Dunbartonshire. G82 2PD





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Currently available for cash purchase only, 1 Strowans Road offers a superb development opportunity located within the sought-after Silverton area of Dumbarton East.

Positioned on a large corner plot, 1 Strowans Road offers a fantastic development opportunity with the property currently requiring a full program of modernisation. Silverton has long been regarded as one of Dumbarton East's most popular pockets with easy access to the A82 and Dumbarton town centre. Internally the property offers spacious accommodation of around 925 square feet of living space. On entering there is a welcoming hallway which has a useful store area under the stairs. The Lounge has views over the private front garden and ample space for a dining table and chairs if required. The kitchen is at the rear of the ground floor (unfitted) and has access to a store area with a courtesy door accessing the rear garden. Completing the ground floor is a shower room.

Upstairs the property has three double bedrooms with the main bedroom being particularly spacious. The upper level has various store cupboards and access to the loft area.

Externally the property sits within a large corner plot which in-turn would give any new owner the potential to extend the property and possibly create a good-sized driveway (subject to appropriate consents from local authority). The area of Silverton is popular with house buyers due to its ideal location for access to major road networks and Dumbarton town centre. As mentioned, the property is available to cash buyers only due to the current condition of the property.

EPC Band G
Council Tax Band C



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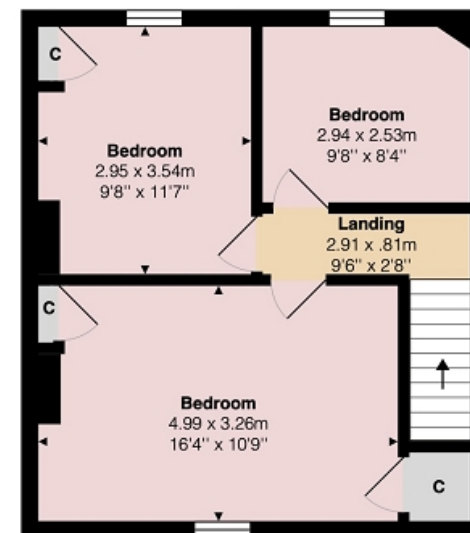


Measurements

Hallway	14' 0" x 6' 05" Max Max or 4.27m x 1.96m Max
Lounge/diner	14' 04" Max x 12' 08" Max or 4.37m Max x 3.86m Max
Kitchen	9' 08" x 7' 08" or 2.95m x 2.34m
Storage Room	
Bathroom	6' 04" x 4' 06" or 1.93m x 1.37m
Landing	
Bedroom 1	16' 04" Max x 10' 09" Max or 4.98m Max x 3.28m Max
Bedroom 2	11' 07" Max x 9' 08" Max or 3.53m Max x 2.95m Max
Bedroom 3	9' 08" Max x 8' 04" Max or 2.95m Max x 2.54m Max



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

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**McArthur
Stanton**
Letting & Estate Agents