



**McArthur
Stanton**
Letting & Estate Agents

Mon Asile

Ross Loan , Gartocharn, Alexandria, Dumbartonshire. G83 8NE

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Located within the picturesque village of Gartocharn, Mon Asile is a substantial detached villa dating back to the mid 1970's that offers spectacular views and is a short walk to the sough-after primary school.

Mon Asile is tucked away in a quiet pocket of the village, Ross Loan which is home to a small amount of individually designed properties. Mon Asile offers around 1,500 square feet of living space and has recently had planning permission granted for a sizeable extension (application number 2023/0299/HAE). The property has glorious views over neighbouring countryside with "The Dumpling" in the distance from the rear.

On entering there is a welcoming hallway which has a useful WC and store cupboard. The lounge/dining room is a beautiful bright area which is vast in size and has windows on three sides of the building including large patio doors which accesses a raised outdoor seating area. The kitchen is fitted with a selection of units and worktops and has a range of integral appliances. Adjoining the kitchen is a handy utility room and a shower room. Completing the ground floor is the fourth bedrooms which is currently utilised as a snug. Upstairs the property has three further bedrooms. The main and second bedroom are particularly spacious both having built-in wardrobes and there is a lovely modern bathroom. Additional storage is available on the landing.

Externally Mon Asile sits within a beautiful mature plot which as mentioned has the most glorious outlook. There is a large decking area and patio to the rear with the front having an additional decking space, a good-sized Mono-block driveway offering parking for multiple vehicles and an integral double garage.

EPC Band E, Council G



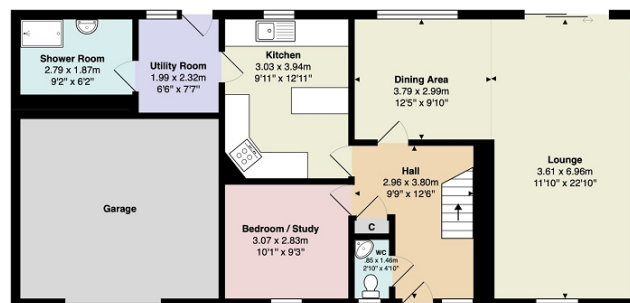
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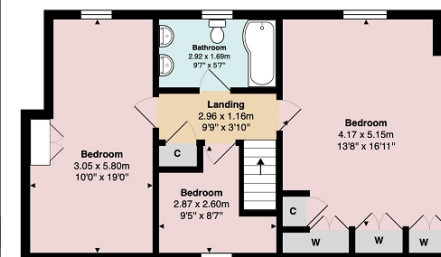


Measurements

Hallway	12' 06" Max x 9' 09" Max or 3.81m Max x 2.97m Max
WC	4' 10" x 2' 10" or 1.47m x 0.86m
Lounge	22' 10" x 11' 10" or 6.96m x 3.61m
Dining Area	12' 05" x 9' 10" or 3.78m x 3.00m
Kitchen	12' 11" Max x 9' 11" Max or 3.94m Max x 3.02m Max
Utility Room	7' 07" x 6' 06" or 2.31m x 1.98m
Bedroom 4	10' 01" x 9' 03" or 3.07m x 2.82m
Landing	9' 09" x 3' 10" or 2.97m x 1.17m
Bedroom 1	16' 11" Max x 13' 08" Max or 5.16m Max x 4.17m Max
Bedroom 2	19' 0" Max x 10' 0" Max or 5.79m Max x 3.05m Max
Bedroom 3	9' 05" Max x 8' 07" Max or 2.87m Max x 2.62m Max
Bathroom	9' 07" x 5' 07" or 2.92m x 1.70m



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 February 2025. If required, we can arrange for a property market appraisal to be carried out on your existing property.

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