



**McArthur  
Stanton**  
Letting & Estate Agents

123

Campbell Avenue, Dumbarton, Dunbartonshire. G82 3PB



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Located within a sought-after pocket of Dumbarton, 123 Campbell Avenue is a superb three-bedroom semi-detached villa that has the most spectacular views to the front, side with woodland to the rear of the property.

Internally the property is bright and airy and offers around 830 square feet of living space. On entering there is a welcoming hallway which has a large walk-in store cupboard which has the potential to create a ground floor WC. The lounge is an excellent size at nearly twenty-five feet in length with dual aspects over the front and rear gardens. The lounge also has ample space for a dining table and chairs and a door accessing the kitchen which is fitted with modern units and worktops and has a range of integral appliances with space for free-standing whitegoods. There is also a courtesy door leading to the rear garden.

Upstairs the property has three good-sized bedrooms. The main bedroom has far reaching views and a built-in wardrobe with the third bedroom also having a store cupboard. The family bathroom is fitted with a three-piece suite and electric shower. The property is double glazed throughout and has gas central heating with the boiler having been replaced at the end of 2022.

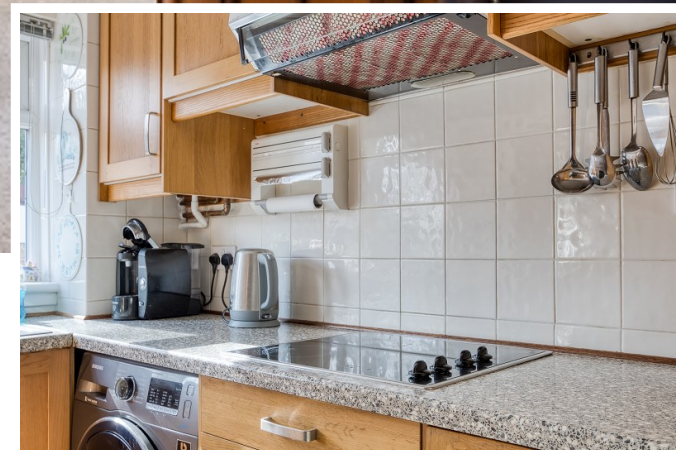
Externally the property sits within a lovely plot and has been designed for ease of maintenance. The rear garden offers outstanding views towards Dumbarton Rock and has a very peaceful setting with neighbouring woodland behind. There is a detached garage with a new roof, a carport and private driveway.

EPC Band C  
Council Tax Band E





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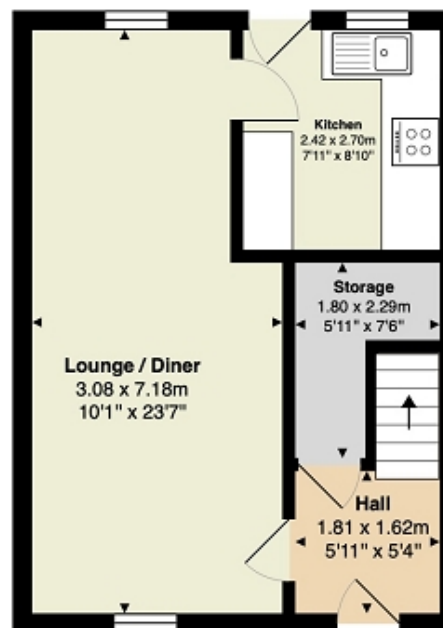




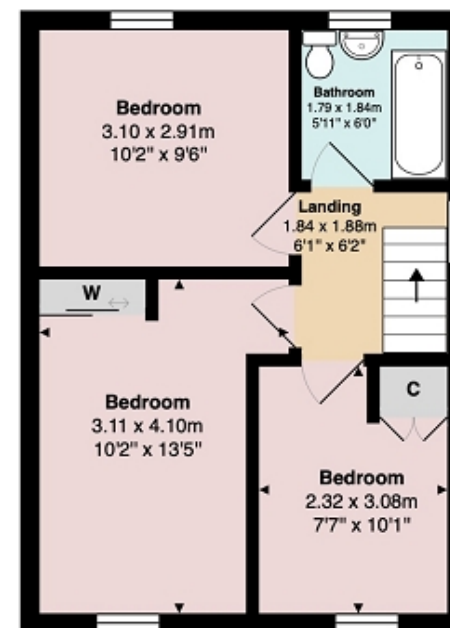


## Measurements

Hallway	5' 11" x 5' 04" or 1.80m x 1.63m
Storage Cupboard	7' 06" Max x 5' 11" Max or 2.29m Max x 1.80m Max
Lounge/diner	23' 07" Max x 10' 01" Max or 7.19m Max x 3.07m Max
Kitchen	8' 10" x 7' 11" or 2.69m x 2.41m
Landing	6' 02" Max x 6' 01" Max or 1.88m Max x 1.85m Max
Bedroom 1	13' 05" Max x 10' 02" Max or 4.09m Max x 3.10m Max
Bedroom 2	10' 02" x 9' 06" or 3.10m x 2.90m
Bedroom 3	10' 01" Max x 7' 07" Max or 3.07m Max x 2.31m Max
Bathroom	6' 0" x 5' 11" or 1.83m x 1.80m



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



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