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Cardross Road, Dumbarton, Dunbartonshire. G82 4JQ





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70 Cardross Road is a spacious traditional semi-detached villa offering over 1,600 square feet of living accommodation. The property offers a flexible layout of, lounge, three bedrooms, family room/4th bedroom, dining room and large kitchen. The house benefits from excellent room proportions with lovely original features and is freshly decorated throughout in neutral tones. On entering there is a beautiful entrance hallway which leads to the main living areas. There is also a useful store cupboard and handy ground floor WC. The formal lounge is a fabulous size and has a wonderful bay window, detailed cornicing and press shelf. The ground floor has a flexible layout with a lovely south facing room with patio doors to the garden which is currently utilised as a family room. This room can also be used as a fourth bedroom if required. There is a bright and airy dining room which leads onto the kitchen. The kitchen has ample modern storage units and worktops. The kitchen also has south and east facing windows with a courtesy door accessing the large rear garden. Upstairs the property has a half-landing with large family bathroom with separate bath and shower enclosure. An additional WC is also on this level. From the main landing there are three bedrooms, two of which are excellent sized doubles and the third is a good-sized single. The main bedroom has plentiful built in storage with a stunning bay window with views to the front. The second bedroom enjoys views over the private garden to the rear of the property. Externally the property has a large rear garden which is mainly laid to lawn with mature plants, shrubs and hedging giving the garden lots of privacy from neighbouring properties. To the front is a private driveway and attached garage. The property also benefits from double glazing and gas central heating, with a new boiler fitted in 2024. The location of the property is ideal with excellent transport links to Glasgow and beyond. Dumbarton is approximately 5 miles away from Loch Lomond. This particular area of the town is benefiting from two national housebuilders building in the neighbourhood.

EPC Band D, Council Tax Band E



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Measurements

Porch	5' 11" x 4' 02" or 1.80m x 1.27m
Entrance Hall	14' 05" x 6' 0" or 4.39m x 1.83m
Hallway	9' 10" x 3' 06" or 3.00m x 1.07m
WC	3' 09" x 3' 05" or 1.14m x 1.04m
Lounge	18' 09" Max x 14' 04" Max or 5.72m Max x 4.37m Max
Family Room	13' 0" x 12' 10" or 3.96m x 3.91m
Dining Room	11' 01" x 9' 09" or 3.38m x 2.97m
Kitchen	11' 08" x 9' 08" or 3.56m x 2.95m
Landing	8' 03" x 7' 05" or 2.51m x 2.26m
Bedroom 1	18' 11" Max x 12' 11" Max or 5.77m Max x 3.94m Max
Bedroom 2	13' 0" x 13' 0" or 3.96m x 3.96m
Bedroom 3	11' 01" x 7' 06" or 3.38m x 2.29m
Bathroom	11' 07" x 5' 11" or 3.53m x 1.80m
WC	4' 06" x 3' 05" or 1.37m x 1.04m



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

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