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Iona Wynd, Alexandria, Dumbartonshire. G83 9PR





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Built in the early 1990's, 5 Iona Wynd is a well-proportioned four-bedroom detached villa that sits within a lovely quiet pocket of Bonhill and is ideally placed for all local amenities both within Alexandria and Dumbarton.

Internally the property is bright and airy and offers around 1,200 square feet of living space. On entering there is a welcoming hallway which gives access to both of the reception rooms. The lounge is a fabulous space at over twenty-feet in length with dual aspects and patio doors accessing the landscaped rear garden. The second reception room is currently utilised as a playroom however could be a formal dining room if required. The kitchen is fitted with modern units and worktops with a range of integral appliances and space for freestanding white goods. The kitchen also has a useful breakfast bar ideal for informal dining and large store cupboard. Completing the ground floor is a rear hallway and handy WC.

Upstairs the property has four good-sized bedrooms three of which have built-in wardrobes. The main bedroom also has an En-suite shower room which is currently being refitted and will be completed prior to completion of sale. The family bathroom is modern in design with a neutral suite and tiling. The property has gas central heating and is fully double glazed with the windows having been replaced in 2024.

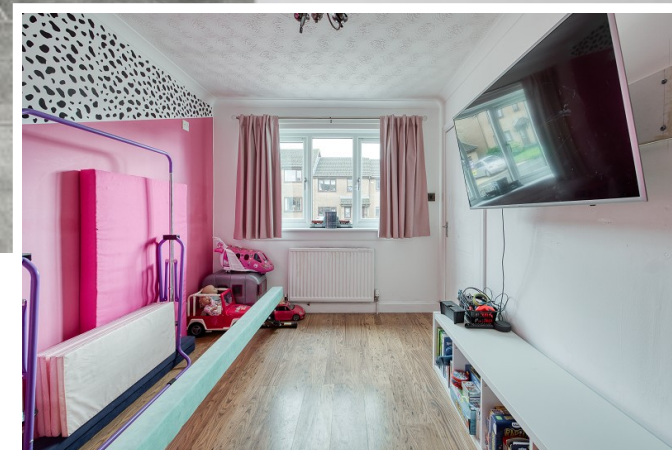
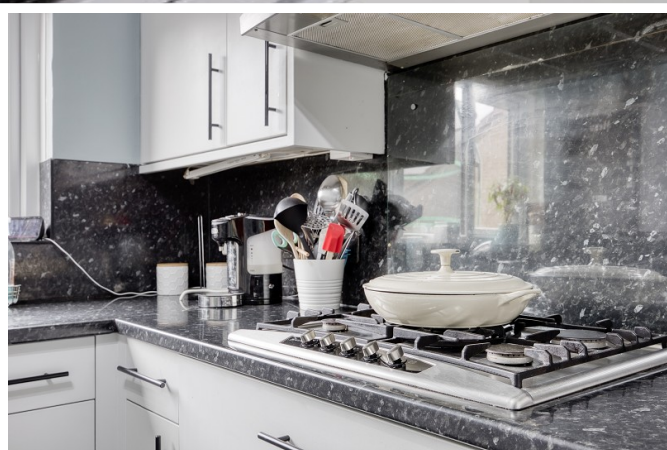
Externally the property has lovely landscaped gardens with the rear being particularly spacious with various seating areas to sit and relax in the summer months. The property also has a detached garage and private driveway which offers parking for multiple vehicles.

EPC Band C
Council Tax Band F



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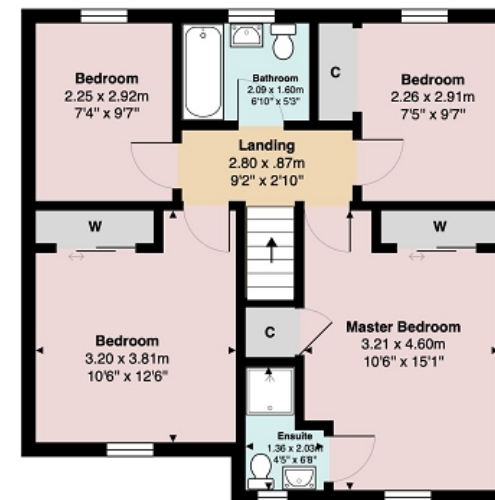


Measurements

Hallway	8' 0" x 5' 06" or 2.44m x 1.68m
Lounge	21' 08" x 10' 0"Max Max or 6.60m x 3.05m Max
Dining Room	11' 0" Max x 10' 03" Max or 3.35m Max x 3.12m Max
Kitchen	13' 0" x 9' 05" or 3.96m x 2.87m
WC	4' 03" x 3' 11" or 1.30m x 1.19m
Hallway	5' 01" x 3' 11" or 1.55m x 1.19m
Landing	9' 02" x 2' 10" or 2.79m x 0.86m
Bedroom 1	15' 01" Max x 10' 06" Max or 4.60m Max x 3.20m Max
En Suite	6' 08" Max x 4' 05" Max or 2.03m Max x 1.35m Max
Bedroom 2	12' 06" Max x 10' 06" Max or 3.81m Max x 3.20m Max
Bedroom 3	9' 07" x 7' 05" or 2.92m x 2.26m
Bedroom 4	9' 07" x 7' 04" or 2.92m x 2.24m
Bathroom	6' 10" x 5' 03" or 2.08m x 1.60m



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

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