

McArthur Stanton
Letting & Estate Agents

Lea Farm Steading , Ardoch , Cardross , Dumbarton, Dunbartonshire. G82 5EW

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Completed in 2009 "Lea Farm Steading" enjoys the perfect balance of a rural setting yet is only a few minutes-drive from Dumbarton with number 5 offering unbelievable views over neighbouring farmland, the Firth of Clyde and Arrochar Alps in the distance.

Internally the property is bright and airy with the majority of the property enjoying a south/west facing position and around 1,200 square feet of internal accommodation. On entering there is a welcoming vestibule and hallway which has a handy store cupboard. The lounge is a magnificent area of the property with ample space for a dining table and chairs and large patio doors which frame the jaw dropping views. Double doors lead to the kitchen which can also be accessed from the hallway with the kitchen also having a courtesy door into the garden. Completing the ground floor is the third bedroom and a shower room.

Upstairs the property has two further bedrooms the principal of which is vast in size and has the luxury of an adjoining dressing room and En-suite facilities (please note a new carpet is about to be fitted to this area). The second bedroom also has built-in wardrobes with an additional cupboard available on the landing. Completing the upper level is a large family bathroom with separate bath and shower cubicle.

Externally 5 Lea Farm Steading has an easily maintained private garden and a shared carpark exclusively owned by the development. The location is ideal being a short distance from all amenities within Dumbarton, Cardross and Helensburgh.

EPC Band D
Council Tax Band E

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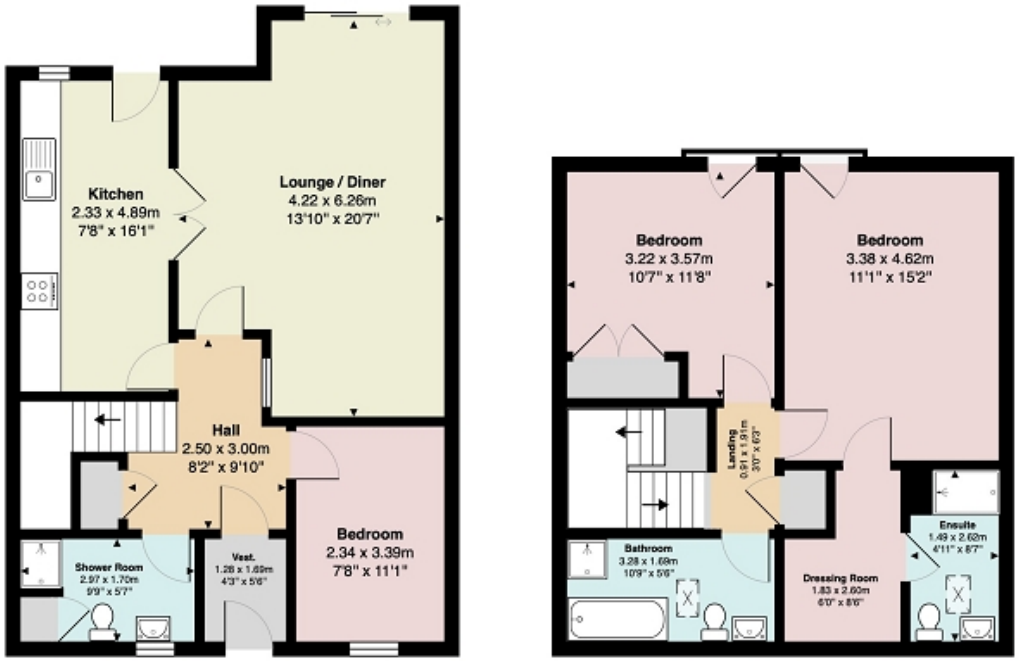




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Measurements

Porch	5' 06" x 4' 03" or 1.68m x 1.30m
Hallway	9' 10" Max x 8' 02" Max or 3.00m Max x 2.49m Max
Lounge/diner	20' 07" Max x 13' 10" Max or 6.27m Max x 4.22m Max
Kitchen	16' 01" x 7' 08" or 4.90m x 2.34m
Bedroom 3	11' 01" x 7' 08" or 3.38m x 2.34m
Shower Room	9' 09" x 5' 07" or 2.97m x 1.70m
Landing	6' 03" x 3' 0" or 1.91m x 0.91m
Bedroom 1	15' 02" Max x 11' 01" Max or 4.62m Max x 3.38m Max
Dressing Room	8' 06" Max x 6' 0" Max or 2.59m Max x 1.83m Max
En Suite	8' 07" Max x 4' 11" Max or 2.62m Max x 1.50m Max
Bedroom 2	11' 08" Max x 10' 07" Max or 3.56m Max x 3.23m Max
Bathroom	10' 09" x 5' 06" or 3.28m x 1.68m



Ground Floor First Floor

All measurements are approximate and for display purposes only

Contact our office for further details

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 November 2026. If required, we can arrange for a property market appraisal to be carried out on your existing property.

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