



34

Hawthorn Avenue, Dumbarton, Dunbartonshire. G82 5HS





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Located within a sought-after pocket of Dumbarton in a quiet cul-de-sac setting, 34 Hawthorn Avenue is a superb two-bedroom mid-terrace villa offering outstanding views from the upper level towards the Clyde Estuary.

Internally the property offers immaculately presented accommodation and is deceptively spacious at around 635 square feet. On entering there is a welcoming entrance hallway leading to a large lounge which is south facing and has a useful store cupboard. The kitchen is to the rear of the ground floor and is fitted with modern units and gorgeous oak-coloured worktops. There is a range of integral appliances and space for free-standing white-goods. The kitchen also has ample space for a dining area and a courtesy door accessing the private rear garden.

Upstairs the property has two bedrooms. The main bedroom is particularly spacious, has two built-in cupboards and as mentioned wonderful aspects towards the water. The second bedroom also benefits from a built-in wardrobe with an additional store cupboard available on the landing. The family bathroom is modern in design with a contemporary suite, heated towel rail and wet wall for ease of maintenance. The property is double glazed throughout and has gas central heating.

Externally the property has a lovely private rear garden which has raised borders, an area of lawn and a patio which enjoys the afternoon and evening sunshine in the summer months. To the front is an allocated parking with additional on-street parking available.

EPC Band C
Council Tax Band C



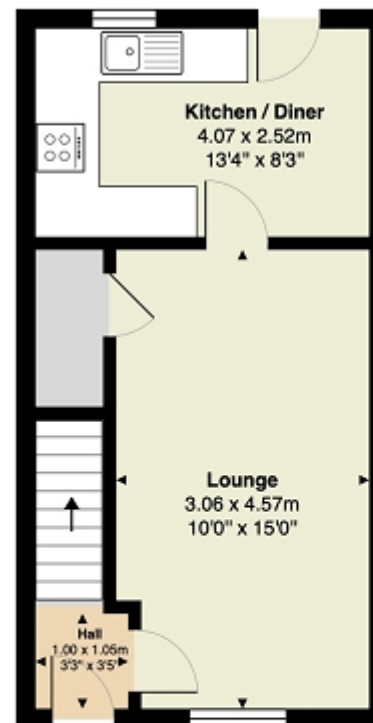
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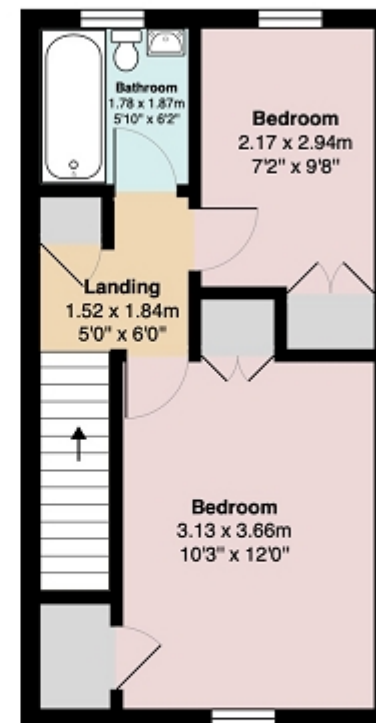


Measurements

Hallway	3' 05" x 3' 03" or 1.04m x 0.99m
Lounge	15' 0" Max x 10' 0" Max or 4.57m Max x 3.05m Max
Kitchen/Diner	13' 04" x 8' 03" or 4.06m x 2.51m
Landing	6' 0" Max x 5' 0" Max or 1.83m Max x 1.52m Max
Bedroom 1	12' 0" x 10' 03" or 3.66m x 3.12m
Bedroom 2	9' 08" x 7' 02" or 2.95m x 2.18m
Bathroom	6' 02" x 5' 10" or 1.88m x 1.78m



Ground Floor



First Floor

Contact our office for further details



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All measurements are approximate and for display purposes only.
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 July 2026. If required, we can arrange for a property market appraisal to be carried out on your existing property.

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**McArthur
Stanton**
Letting & Estate Agents