

McArthur Stanton
Letting & Estate Agents

Flat 1

78, Bonhill Road, Dumbarton, Dunbartonshire. G82 2DY

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Located within one of Dumbarton's most sought-after pockets, Flat 1, 78 Bonhill Road is an outstanding three-bedroom traditional ground floor quarter villa that has been meticulously maintained and upgraded and offers the perfect balance of period charm and modern comforts.

Dating back to the late 1800's the building itself has been beautifully maintained and in recent years has seen the benefit of a replacement roof. Access to the property itself is via a communal close where Flat 1 has the advantage of a large private store cupboard.

On entering there is a wonderful entrance hallway, just shy of twenty-feet in length with a handy cloak's cupboard. The lounge has been cleverly designed to incorporate a dining area leading to a well-appointed kitchen fitted with contemporary units and worktops. The kitchen has ample space for free-standing white-goods and a courtesy door accessing the private area of garden.

The property has three superbly proportioned bedrooms which retain wonderful original cornicing and the principal bedroom has a large walk-in wardrobe. The family bathroom has recently been refitted with a neutral suite, heated towel rail and wet-wall for ease of maintenance. The property is double glazed throughout and has gas central heating with a replacement boiler having been installed within the last couple of years.

One of the properties notable features are the private garden areas. The rear garden has been designed as a large patio with timber fencing and a gate which leads to a private outhouse. To the front there is also a private area of garden which a number of properties have converted into off-street parking (subject to relevant consents).

EPC Band D, Council Tax Band C

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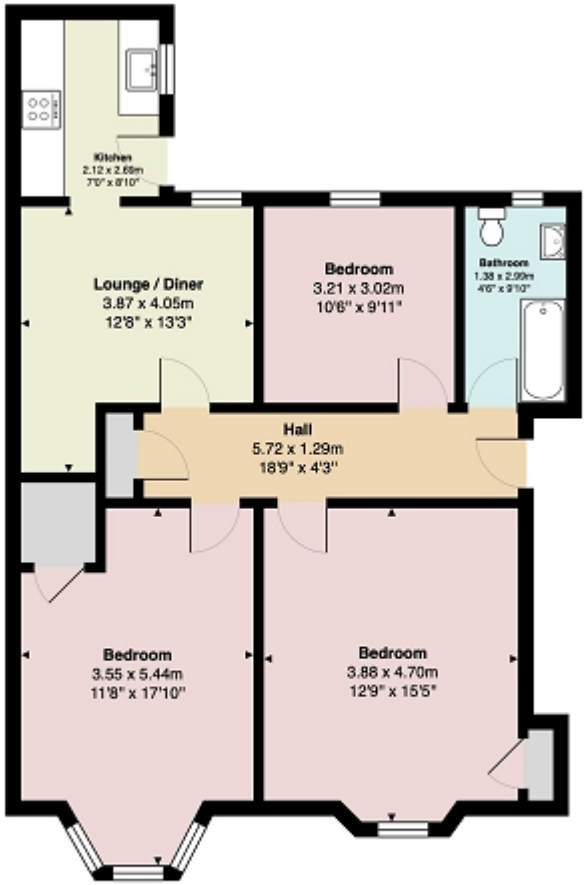






Measurements

Hallway	18' 09" x 4' 03" or 5.72m x 1.30m
Lounge/diner	13' 03" Max x 12' 08" Max or 4.04m Max x 3.86m Max
Kitchen	8' 10" x 7' 0" or 2.69m x 2.13m
Bedroom 1	17' 10" Max x 11' 08" Max or 5.44m Max x 3.56m Max
Bedroom 2	15' 05" Max x 12' 09" Max or 4.70m Max x 3.89m Max
Bedroom 3	10' 06" x 9' 11" or 3.20m x 3.02m
Bathroom	9' 10" x 4' 06" or 3.00m x 1.37m



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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