



OFFERS OVER

£285,000

Lea Farm Steading

Dumbarton, G82 5EW

PROPERTY SUMMARY

Lea Farm Steadings is an exceptional development of luxury steading conversions arranged around an attractive central courtyard, set within a wonderfully peaceful semi rural landscape. Seldom available and beautifully positioned, this three bedroom mid terrace home sits between the villages of Ardoch and Cardross, offering a rare blend of countryside tranquillity and contemporary comfort. Its elevated setting captures sweeping views across open farmland, creating an idyllic backdrop that enhances everyday living. This is a home for those who value space, serenity, and a strong connection to nature, while still enjoying the convenience of nearby amenities, transport links and village life.

3



3



1











1ST FLOOR



2ND FLOOR

LOCAL AUTHORITY
Argyll & Bute Council

TENURE
Freehold

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	59
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



TOTAL: 118 m²
1st floor: 64 m², 2nd floor: 54 m²
EXCLUDED AREAS: WALLS: 9 m²
THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT



HAXTON
PROPERTY

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