

McArthur Stanton
Letting & Estate Agents

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Levenbank Gardens, Jamestown, Alexandria, Dumbartonshire. G83 9HF

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Located within a quiet pocket of Jamestown, 15 Levenbank Gardens is a lovely two-bedroom extended mid-terrace villa that has an easily maintained private garden and the advantage of an allocated parking space adjacent to the property.

On entering there is a welcoming entrance hallway which leads to a spacious lounge which has double doors accessing a dining room. The kitchen is to the rear of the ground floor and is part of a successful extension which was completed a number of years ago and is fitted with neutral units, worktops with a range of integral appliances and space for free-standing white-goods. A courtesy door from the kitchen gives access to the private garden.

Upstairs the property has two bedrooms both of which have built-in storage and a modern bathroom. There is also an additional store cupboard available on the landing and a fixed staircase into the attic room which is currently utilised as a home office. The property is double glazed throughout and has gas centra heating.

Externally the property has level and easily maintained private front and rear gardens and an invaluable allocated parking space. Levenbank Gardens is well placed for easy access to great local amenities within Balloch, Alexandria and Dumbarton.

EPC Band C
Council Tax Band D

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Measurements

Hallway	4' 02" x 2' 11" or 1.27m x 0.89m
Lounge	18' 05" Max x 11' 03" Max or 5.61m Max x 3.43m Max
Dining Room	11' 02" x 8' 03" or 3.40m x 2.51m
Kitchen	10' 09" x 7' 07" or 3.28m x 2.31m
Landing	12' 01" Max x 2' 08" Max or 3.68m Max x 0.81m Max
Bedroom 1	9' 11" Max x 9' 05" Max or 3.02m Max x 2.87m Max
Bedroom 2	9' 0" Max x 8' 06" Max or 2.74m Max x 2.59m Max
Bathroom	7' 02" x 4' 09" or 2.18m x 1.45m
Attic room	13' 08" Max x 10' 09" Max or 4.17m Max x 3.28m Max



Ground Floor First Floor Second Floor

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.

Contact our office for further details

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