



54

Hazel Avenue, Dumbarton, Dunbartonshire. G82 5BW





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Located within a sought-after pocket of Dumbarton, 54 Hazel Avenue is a rarely available three-bedroom detached villa that enjoys outstanding views over neighbouring farmland to the rear and views towards the Firth of Clyde to the front from the upper level of the property.

Built around forty years ago, 54 Hazel Avenue is deceptive in size and offers around 1,100 square feet of internal accommodation. On entering there is a welcoming vestibule that has access to a handy WC, main entrance hallway which also has a large store/cloaks cupboard. The lounge is an excellent size with aspects over the private front garden. The ground floor also has a good-sized dining room which has doors leading to a conservatory which has patio doors into the rear garden. The kitchen is fitted with neutral-coloured units and contrasting worktops and has space for a range of free-standing appliances. The kitchen also has a courtesy door accessing outside.

Upstairs the property has three bedrooms all of which have built-in wardrobes. The main bedroom also has the advantage of an En-suite wet-room and there is a good-sized family bathroom with additional storage available on the landing. It must be said the views from upstairs are breath-taking, the rear over neighbouring farmland and to the front partial views towards the water. The property is double glazed and has gas central heating.

Externally the property has easily maintained private gardens which offer a good level of privacy from neighbouring properties. The property also benefits from a detached single garage and mono-block driveway with parking for multiple vehicles.

EPC Band C
Council Tax Band E



54

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Measurements

Hallway	7' 0" x 3' 07" or 2.13m x 1.09m
WC	6' 08" x 2' 07" or 2.03m x 0.79m
Hallway	11' 03" x 6' 07" or 3.43m x 2.01m
Lounge	18' 04" x 10' 10" or 5.59m x 3.30m
Dining Room	11' 10" x 8' 08" or 3.61m x 2.64m
Conservatory	11' 01" x 9' 04" or 3.38m x 2.84m
Kitchen	11' 10" x 8' 08" or 3.61m x 2.64m
Landing	12' 08" Max x 11' 04" Max or 3.86m Max x 3.45m Max
Bedroom 1	11' 03" x 9' 09" or 3.43m x 2.97m
En Suite	6' 08" x 6' 0" or 2.03m x 1.83m
Bedroom 2	10' 07" Max x 9' 06" Max or 3.23m Max x 2.90m Max
Bedroom 3	10' 07" Max x 7' 11" Max or 3.23m Max x 2.41m Max
Bathroom	9' 01" Max x 7' 07" Max or 2.77m Max x 2.31m Max



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

54

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