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





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Located within a quiet pocket of Jamestown, 30 Levenbank Gardens is a lovely two-bedroom quarter villa that has a gorgeous private garden with direct views over the River Leven.

The setting of the property is idyllic and very tranquil with the garden enjoying sunshine in the afternoons and evenings. On entering there is a welcoming entrance hallway which has access to a handy WC with store cupboard. The lounge is an excellent size and has patio doors accessing a decking area and the private garden. The lounge also has ample space for a dining table and chairs if required. The kitchen is fitted with modern units and worktops and has a range of integral appliances and space for free-standing white goods.

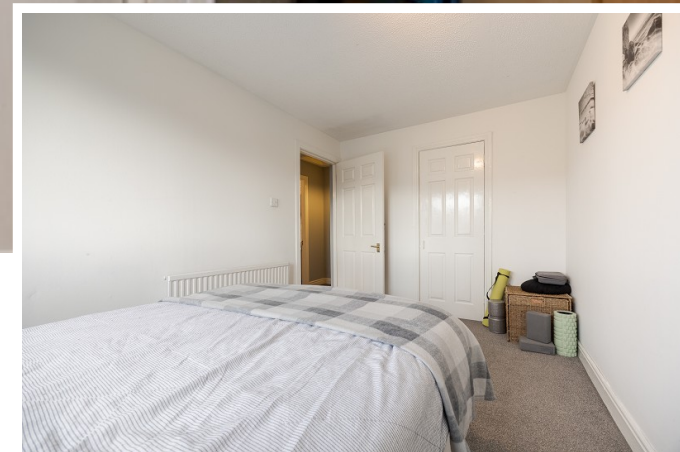
Upstairs the property has two well-proportioned bedrooms the main with built-in storage and a modern bathroom which is fitted with a neutral suite and tiling. The bedrooms have a gorgeous outlook over the river. The property is double glazed throughout and has gas central heating.

Externally as mentioned, the property has a lovely private garden that has been designed with ease of maintenance in mind. To the front is a private allocated parking space. The location of Levenbank Gardens is ideal being a short distance from Balloch, Alexandria and Dumbarton.

EPC Band C
Council Tax Band C



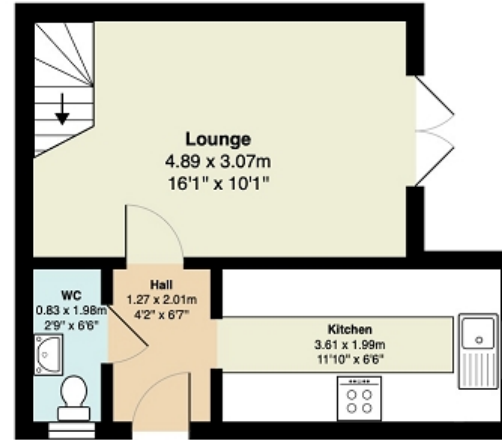
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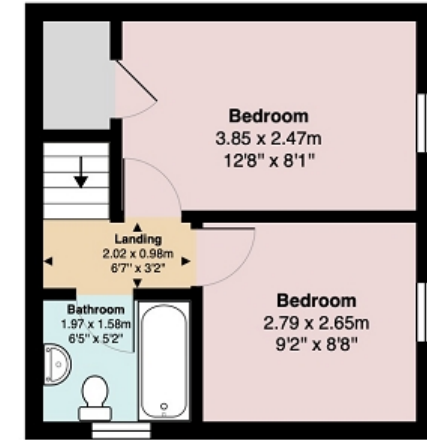


Measurements

Hallway	6' 07" x 4' 02" or 2.01m x 1.27m
WC	6' 06" x 2' 09" or 1.98m x 0.84m
Lounge	16' 01" x 10' 01" or 4.90m x 3.07m
Kitchen	11' 10" x 6' 06" or 3.61m x 1.98m
Landing	6' 07" x 3' 02" or 2.01m x 0.97m
Bedroom 1	12' 08" x 8' 01" or 3.86m x 2.46m
Bedroom 2	9' 02" x 8' 08" or 2.79m x 2.64m
Bathroom	6' 05" x 5' 02" or 1.96m x 1.57m



Ground Floor



First Floor

All measurements are approximate and for display purposes only

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 March 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