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Dumbain Crescent, Balloch, Alexandria, Dumbartonshire. G83 8DW





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Located with the Haldane area of Balloch, 22 Dumbain Crescent is a spacious two-bedroom semi-detached villa that requires substantial internal and external renovations. The property sits with a large plot with outstanding views over neighbouring countryside.

Offered to the market at a very competitive price, 22 Dumbain Crescent requires to be fully modernised both internally and externally. On the ground floor of the property there is a superb sized dual aspect lounge that has ample space for a dining table and chairs if required. The kitchen is currently very basic and requires to be fully re-fitted however there is a handy WC located off the kitchen and a courtesy door accessing the rear garden.

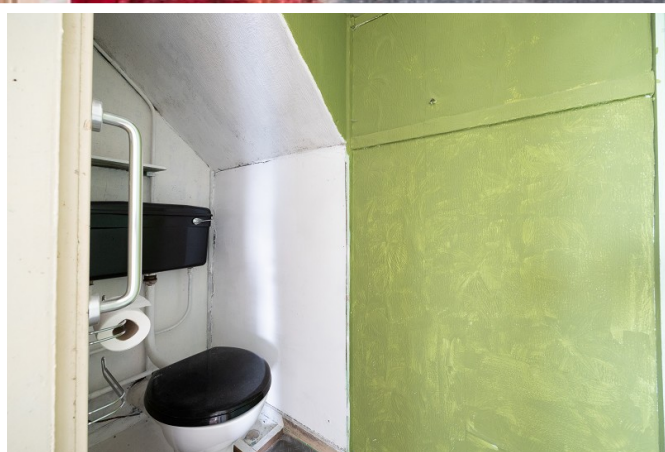
Upstairs the property has two double bedrooms, the main bedroom is particularly spacious and enjoys the wonderful outlook over neighbouring farmland. The family bathroom is fitted with a traditional style suite and tiling.

Externally the property sits within a lovely plot with the rear garden being an excellent size. The garden offers a new owner a blank canvas to create their own outdoor space with the advantage of a private driveway and detached wooden garage.

EPC Band E
Council Tax Band C



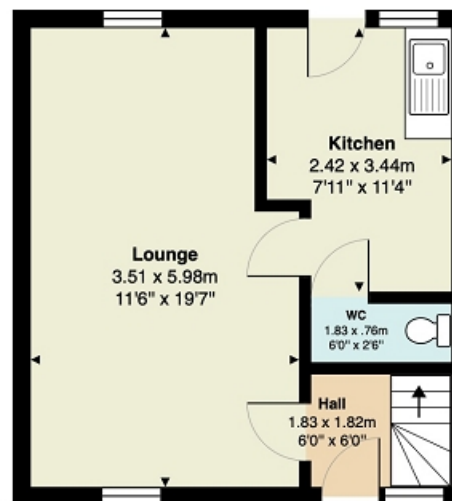
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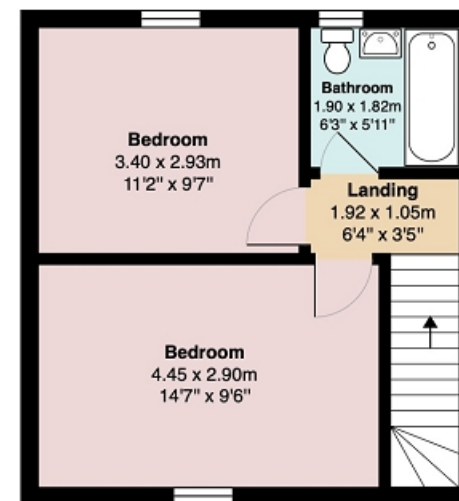


Measurements

Hallway	6' 0" x 6' 0" or 1.83m x 1.83m
Lounge	19' 07" Max x 11' 06" Max or 5.97m Max x 3.51m Max
Kitchen	11' 04" Max x 7' 11" Max or 3.45m Max x 2.41m Max
WC	6' 0" x 2' 06" or 1.83m x 0.76m
Landing	6' 04" x 3' 05" or 1.93m x 1.04m
Bedroom 1	14' 07" x 9' 06" or 4.45m x 2.90m
Bedroom 2	11' 02" x 9' 07" or 3.40m x 2.92m
Bathroom	6' 03" x 5' 11" or 1.91m x 1.80m



Ground Floor



First Floor

All measurements are approximate and for display purposes only

Contact our office for further details



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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 October 2025. If required, we can arrange for a property market appraisal to be carried out on your existing property.

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