



32 Glenpath, Dumbarton, G82 2QL

A distinguished five-bedroom detached villa arranged over three luxurious levels, this residence offers an exceptional blend of scale, sophistication, and contemporary family living. Every space has been thoughtfully designed and impeccably maintained, creating a home of rare quality and presence.



**TOTAL: 212 m<sup>2</sup>**  
 FLOOR 1: 97 m<sup>2</sup>, FLOOR 2: 77 m<sup>2</sup>, FLOOR 3: 38 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 6 m<sup>2</sup>, LOW CEILING: 10 m<sup>2</sup>

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT





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#### Travel Directions

From the agents office proceed to the roundabout and take the 2nd exit. Head under the railway bridge onto Townend Road. Continue on to Barloan Roundabout and take the third exit for Glasgow. Continue through the set of traffic lights and then take the fourth road on your left into Barnhill Rd and then first right. No 32 is immediately on your right.

#### Additional Information

Home Report Valuation: £400,000  
Asking Price: Offers Over £395,000  
Council Tax Band: G  
Energy Efficiency Rating: C  
Double Glazing  
Gas Central Heating

#### Home Report

This property benefits from a Home Report which can be obtained from [davidmuirestates.com](http://davidmuirestates.com) or [onesurvey.org](http://onesurvey.org)