



**McArthur
Stanton**
Letting & Estate Agents

Kirklea

6, Cardross Road, Dumbarton, Dunbartonshire. G82 4JQ

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Originally dating back to circa 1890, Kirklea, 6 Cardross Road is a magnificent traditional semi-detached villa that was extended in the 1920's and offers around 2,300 square feet of living space.

Internally Kirklea has retained beautiful original features throughout including detailed cornicing, ceiling roses and woodwork to name a few. The accommodation is bright and airy with superb room proportions, many of which have recently been freshly decorated and re-carpeted.

On entering there is a beautiful entrance hallway which has a useful store cupboard, parquet flooring and access to a re-fitted modern shower room. The ground floor has three public rooms consisting of a formal lounge, a sitting/family room and a dining room and as mentioned all enjoy the gorgeous original features. The kitchen is fitted with a selection of traditional style units and worktops with ample space for a breakfast table and chairs, ideal for informal dining. Adjoining the kitchen is a large utility/boot room which has a courtesy door accessing the garden.

A wonderful staircase leads to the upper gallery landing which gives access to five double bedrooms with the main bedroom being particularly spacious. Three of the bedrooms enjoy lovely outlooks over the private gardens to the rear of the property. There is a family bathroom and separate WC completing the internal accommodation.

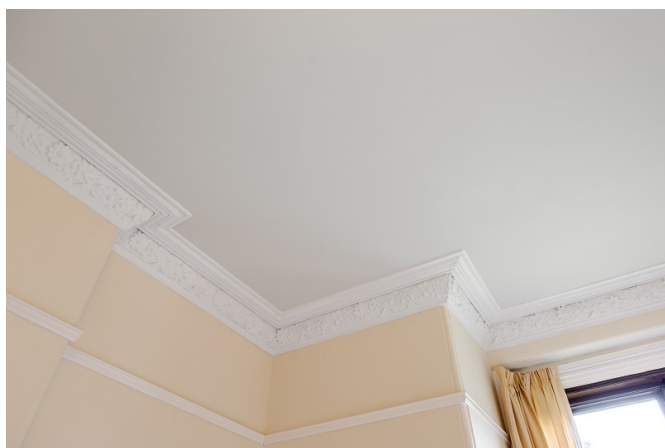
Externally Kirklea sits within spectacular gardens which are mainly laid to lawn with colourful borders and mature planting offering a good-level of privacy from neighbouring properties. To the front is a detached garage offering parking for one vehicle with additional on-street parking a short walk from the property.

EPC Band D
Council Tax Band F





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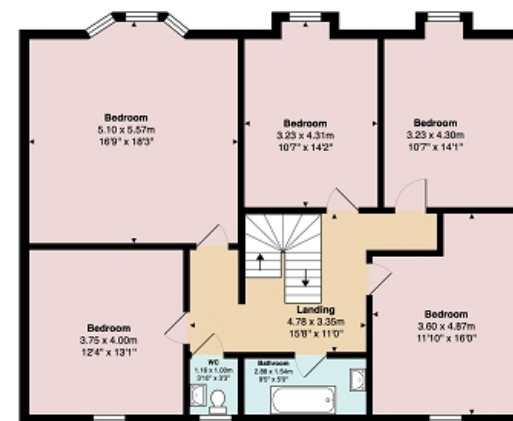


Measurement

Hallway Max	16' 07" Max x 14' 0" Max or 5.05m Max x 4.27m Max
Lounge	20' 02" Max x 15' 01" Max or 6.15m Max x 4.60m Max
Sitting room	16' 0" Max x 15' 0" Max or 4.88m Max x 4.57m Max
Dining Room	14' 02" Max x 11' 10" Max or 4.32m Max x 3.61m Max
Kitchen	17' 05" x 10' 0" or 5.31m x 3.05m
Utility Room	17' 09" x 6' 11" Max Max or 5.41m x 2.11m Max
Shower Room	6' 09" Max x 5' 11" Max or 2.06m Max x 1.80m Max
Landing	15' 08" Max x 11' 0" Max or 4.78m Max x 3.35m Max
Bedroom 1	18' 03" Max x 16' 09" Max or 5.56m Max x 5.11m Max
Bedroom 2	16' 0" Max x 11' 10" Max or 4.88m Max x 3.61m Max
Bedroom 3	14' 01" Max x 10' 07" Max or 4.29m Max x 3.23m Max
Bedroom 4	14' 02" Max x 10' 07" Max or 4.32m Max x 3.23m Max
Bedroom 5	13' 01" x 12' 04" or 3.99m x 3.76m



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

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