



26 Barloan Crescent, Dumbarton, G82 2AT

Set along the prestigious Barloan Crescent, this distinguished four-bedroom semi-detached villa embodies the elegance of traditional architecture paired with the comfort and flow of modern family living. From the moment you arrive, the home's refined kerb appeal and timeless façade signal something truly special.



**TOTAL: 176 m<sup>2</sup>**  
 1st floor: 88 m<sup>2</sup>, 2nd floor: 18 m<sup>2</sup>, 3rd floor: 50 m<sup>2</sup>, 4th floor: 20 m<sup>2</sup>  
 EXCLUDED AREAS: FIREPLACE: 2 m<sup>2</sup>, LOW CEILING: 2 m<sup>2</sup>, WALLS: 18 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 in Church Street proceed to town centre roundabout and take the 3rd exit into Strathleven Place. Continue under bridge into Bonhill Road. Follow Bonhill Road towards its end, take the last right turn into Barloan Crescent.

#### Additional Information

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

#### 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)