



52 Colquhoun Road, Dumbarton, G82 2TQ

Offers over £164,995



Elevate Property Services are delighted to present this splendid three bedroom semi-detached home to market. Situated within the highly sought-after Milton area of Dumbarton, this spacious property enjoys a quiet residential setting while remaining within walking distance of a range of local amenities and excellent transport links. This fantastic family home is expected to generate significant interest, and early viewing is highly recommended.



Situated within a peaceful residential pocket, this property benefits from ample on-street parking alongside private gardens to the front and rear.

The modern fitted kitchen is positioned to the side of the lounge, offering an ideal layout for contemporary family living and entertaining. The kitchen itself boasts an excellent range of wall and floor-mounted units along with generous worktop space. Integrated appliances include a gas hob, eye-level oven and extractor hood, while additional space is available for freestanding appliances. The kitchen also provides direct access to the rear garden.

The upper level hosts three well-proportioned double bedrooms, all beautifully decorated throughout, with one bedroom additionally benefiting from fitted storage facilities. Further benefits of this impressive property include gas central heating, double glazing and excellent additional storage within the attic space.

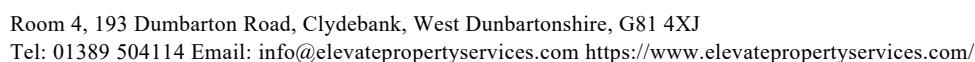
Ideally situated within the Milton area of Dumbarton, the location offers excellent transport links to local amenities and further afield to Glasgow City Centre and the Loch Lomond area. The property is also conveniently located close to Bowling Harbour and the main town of Dumbarton, both offering a wide range of local amenities.

We would highly recommend an early viewing before it's too late!
Viewing by appointment - please contact Elevate Property Services to
arrange a suitable time or request further information and a copy of the
Home Report.

Any areas, measurements or distances quoted are approximate and floorplans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



A map showing the location of Milton, North Ayrshire. The map features a blue location pin at the center, labeled 'Milton'. Major roads are shown in grey: Stirling Rd to the northwest, Glasgow Rd running horizontally through the center, and Dumbarton Rd to the southeast. The River Clyde is depicted in blue at the bottom of the map. The Google logo and 'Map data ©2026' are visible in the bottom left corner.

GROUND FLOOR

KITCHEN
 9'5" x 10'5"
 2.79 m x 3.18 m
 BREAKFAST ROOM
 5'0" x 6'0"
 1.52 m x 1.83 m
 SHOWER ROOM
 4'0" x 5'0"
 1.22 m x 1.52 m
 LOUNGE/
 DINING ROOM
 17'9" x 11'0"
 5.40 m x 3.35 m
 HALLWAY
 8'5" x 1'10"
 2.55 m x 0.43 m
 STORE
 ENTRY

FIRST FLOOR

BEDROOM 1
 13'7" x 11'0"
 4.15 m x 3.35 m
 WARDROBE
 BEDROOM 2
 11'11" x 11'0"
 3.62 m x 3.35 m
 BEDROOM 3
 12'5" x 11'5"
 3.78 m x 3.35 m
 HALLWAY
 9'10" x 5'8"
 3.00 m x 1.74 m

GROSS INTERNAL AREA
 GROUND FLOOR: 455 sq. ft. / 42.14 sq. m / FIRST FLOOR: 455 sq. ft. / 42 sq. m
 TOTAL AREA: 910 sq. ft. / 84 sq. m
 SIZES AND CONVERSIONS FOR INFORMATION ONLY, NOT GUARANTEED
 Produced by Push Plans Ltd Ltd

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		67	75
Not energy efficient - higher running costs			

Scotland

EU Directive
 2002/91/EC

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