

11 St. Andrews Crescent, Dumbarton, G82 3ER

Offers over £284,995

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Elevate Property Services are delighted to present to market this rarely available three-bedroom detached villa, situated within the popular Mansewood Estate in Dumbarton. Offering versatile family accommodation arranged over two levels, this attractive home is ideally positioned close to a range of local amenities, schooling and transport links, making it an excellent choice for families and commuters alike. Early viewing is highly recommended to appreciate all that this property has to offer.







Further Information

Situated within a quiet cul-de-sac, this attractive detached villa offers versatile accommodation arranged over two levels, making it an ideal choice for modern family living.

To the front, the property benefits from a private driveway providing off-street parking for multiple vehicles, alongside a well-maintained front lawn. Entry is via the front door, leading into a welcoming reception hallway which provides access to the principal living accommodation. A useful storage cupboard is located beneath the staircase, while a conveniently positioned ground-floor W.C. comprises of a wash-hand basin and W.C.

The lounge is a bright and inviting space, enhanced by a large front-facing bay window which allows natural light to fill the room. A feature fireplace provides an attractive focal point, adding character to the living area. The lounge flows through to an open-plan dining area, with French doors leading into the additional family room, creating a natural connection between the living spaces. The family room benefits from dual-aspect windows and further French doors opening directly onto the rear garden. Offering ample space for additional seating, this versatile area is ideal for relaxing with family or entertaining guests, while providing convenient access through to the kitchen. The fitted kitchen offers an excellent range of wall and base units, complemented by generous worktop surfaces. Integrated appliances include a gas hob, dual eye-level ovens, extractor hood and dishwasher. Additional space available for freestanding appliances is available within a utility area, just off the main kitchen, alongside extra storage and direct access to the side garden.

On the upper level, there are three well-proportioned double bedrooms, two of which benefit from fitted wardrobes. Completing the accommodation is a recently fitted family bathroom comprising of a rainfall shower over the bath, wash-hand basin set within a vanity unit and W.C. with concealed cistern. Further storage is available within the attic space.

Externally, the fully enclosed rear garden can be accessed directly from both the side of the property and the family room. A paved patio provides an ideal setting for outdoor dining and entertaining, while the adjoining lawn offers additional space for relaxation and recreation. Extending around the side of the property, the garden provides a private outdoor setting for families to enjoy throughout the warmer months. The property further benefits from a private multi-car driveway and detached garage, adding valuable practicality and storage.

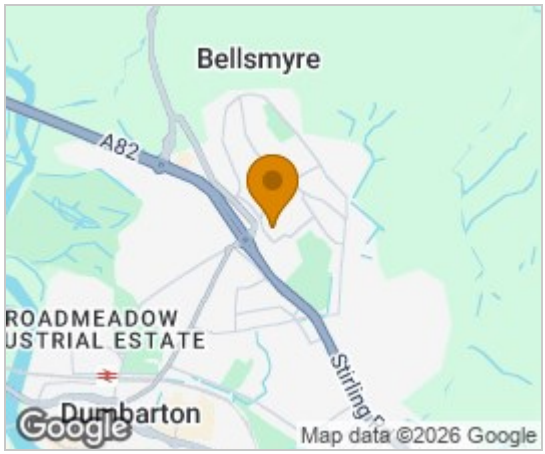
The property is ideally positioned for local schooling, with Little Kicker's Nursery, Aitkenbar Primary School and St Peter's Primary School all within easy reach. Secondary education is also conveniently accessible, with Our Lady and St Patrick's High School located nearby. For shopping and everyday amenities, Lomondgate is just a short distance away, while St James Retail Park offers a wider selection of retailers and supermarkets, including Asda and M&S, with Morrisons and Lidl also conveniently located nearby. The property further benefits from excellent transport links, with easy access to the A82 providing routes towards Glasgow City Centre and the scenic Loch Lomond area. This convenient location, combined with its proximity to local amenities and schooling, makes the property an appealing choice for families and a variety of purchasers alike.

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.

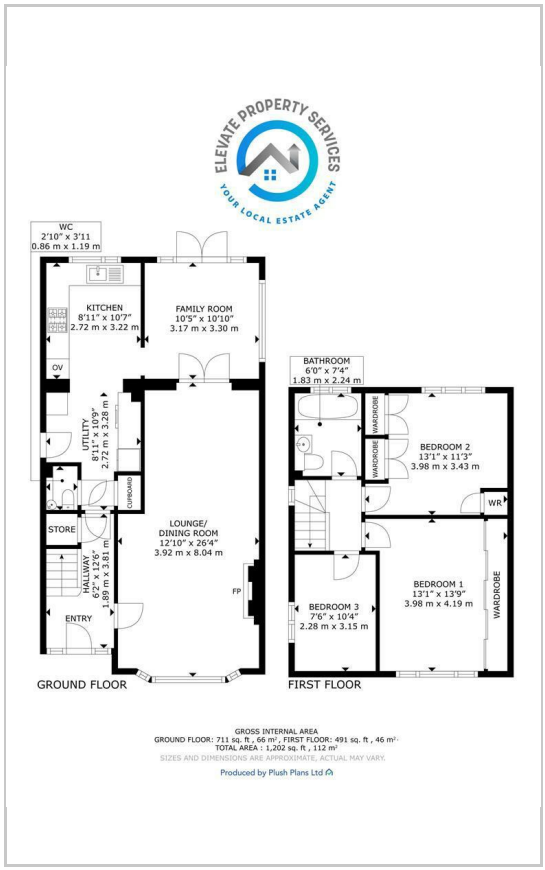
Any areas, measurements or distances quoted are approximate and floorplans are only for illustration purposes and are not to scale. Thank you.

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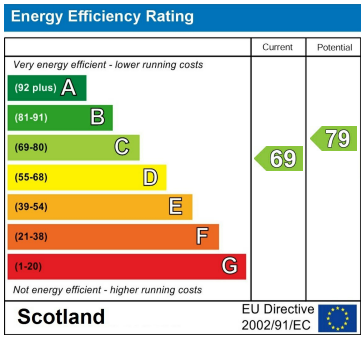
Area Map



Floor Plans



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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