



PROPERTY  
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LETTING & ESTATE AGENTS



Upper Carman Road  
By Cardross  
G82 4NZ

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## Offers Over £495,000

Kymel is a substantial and immediately impressive stone built Victorian Detached Villa sitting in a private elevated situation at the end of a long lane which provides access to a select few homes.

The property enjoys fantastic views particularly from the upper rooms and also backs onto mature woodland in a quiet cul-de-sac setting very accessible to nearby Loch Lomond, Balloch and Dumbarton.

The house provides the best of both worlds as most buyers want the benefits of large traditional rooms, original period features including stained glass windows, wooden doors and stunning fireplaces but without the worry of any immediate maintenance issues which often homes of this stature require. The present owners, with the intention of staying a long time, have spent considerable amounts of time and money to bring the property up to modern day standard which is reflected within the favourable home report and provides reassurance for potential buyers.

There have been extensive improvements including the replacement of 40 new double glazed windows, new slate roof to the back of the house, substantial rebuilding of the front retaining wall, general internal upgrading and maintenance including new bathrooms and decoration throughout.



Home Report Valuation  
£550,000

[www.packdetails.com](http://www.packdetails.com)

Council Tax Band F

EPC Rating E





There is a brand-new 250 l boiler with Hive link in addition to a solar powered Eddie for heating water in the boiler. This is augmented with 8.5 kW solar panel system and in the utility room is a modern Tesla 2 power wall battery and a Tesla Zappy car charger.

The property internally has been cleverly altered to provide a self-contained two bedroom flat on the first floor with its own private access available at the side of the building. This is an appealing feature for anyone wishing to buy and use as a granny flat or indeed a holiday let as required.



The accommodation on the ground floor comprises large reception hallway, large bay window Drawing room, bay window family room with stunning original fireplace and a separate dining room / sitting room at the far side. Downstairs cloakroom, large dining sized kitchen and adjacent to this is the downstairs utility room.

On the upper floor the landing provides access to the upgraded bathroom, study/box room and a stair leading to a rear bedroom which currently serves as a gym. The remainder of the upper is within the self-contained area which has a door leading through to a large bay windowed lounge separate kitchen modern shower room, large double bedroom and a single bedroom.



From here a further staircase leads up to the top level with two front facing double bedrooms both affording lovely views and at the rear are two further bedroom/ dressing rooms as required.

## Vendor Comments

*This has been a perfect home for us as works on every level. Only reason for move is a new job down south so unfortunately need to sell.*



**TOTAL: 4029 sq. ft, 374 m<sup>2</sup>**  
 FLOOR 1: 1670 sq. ft, 155 m<sup>2</sup>, FLOOR 2: 1521 sq. ft, 141 m<sup>2</sup>, FLOOR 3: 838 sq. ft, 78 m<sup>2</sup>  
 EXCLUDED AREAS: CUPBOARD: 36 sq. ft, 3 m<sup>2</sup>, LOW CEILING: 37 sq. ft, 3 m<sup>2</sup>

All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>

## Location

The main A82 trunk road is readily accessible from Kymel and provides access to Glasgow, the Loch Lomond national park and leads north towards Oban, the southern uplands and onwards towards the north-west coast of Scotland. The neighbouring town of Dumbarton and villages of Balloch and Alexandria provide regular train services to Glasgow, a broad selection of shops, reputable primary schools (catchment for Vale of Leven academy), health care facilities, retail centres and a variety of sports and recreational venues.









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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

