

David Muir Estates is delighted to bring to the market this rarely available three bedroom semidetached villa which is located in the extremely popular Appleton Park Estate close to a wide range of amenities, schooling and public transport links.

> GROUND FLOOR 469 sq.ft. (43.5 sq.m.) approx.

> > LIVING 16'11" x 9'3" 5.16m x 2.81m

> > FAMILY 16'11" x 11'5" 5.16m x 3.48m

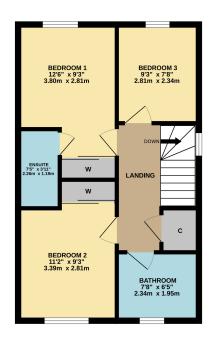
> > > PORCH

KITCHEN 7'1" x 6'8" 2.16m x 2.04n UP

WC 7'1" x 5'3" 2.16m x 1.61

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1ST FLOOR 469 sq.ft. (43.5 sq.m.) approx.



THREE BEDROOM SEMI-DETACHED VILLA TOTAL FLOOR AREA: 937 sq.ft, (87.1 sq.m), approx. White every sittery tabs been date to exact the Exectory of the topolario containable me, measurements of doors, windows, rooms and any other terms are approximate and to responsibility is taken for any versor resistant or mis-datement. This plan is for distantise progress on with advalda be used as such by any prospective purchase. This plan is for distantise progress on with advalda be used as such by any prospective purchase. This plan is for distantise progress on with advalda be used as such by any prospective purchase. This plan is for distantise progress on the plane. We down with Metropic CO20 is











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## **Travel Directions**

From the agents office proceed along Castle Street and Terrace to traffic lights at junction of St James Retail Park. Turn right along Glasgow Road, continue under Dumbarton East Railway Bridge and straight through traffic lights at Greenhead Road junction. Take second on right into Appleton Park Estate. No 9 is on your left hand side.

Additional Information Home Report Valuation: £230,000 Council Tax Band: E Energy Efficiency Rating: C Dauble Claring Double Glazing Gas Central Heating

Home Report This property benefits from a Home Report which can be obtained from davidmuirestates.com or onesurvey.org

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