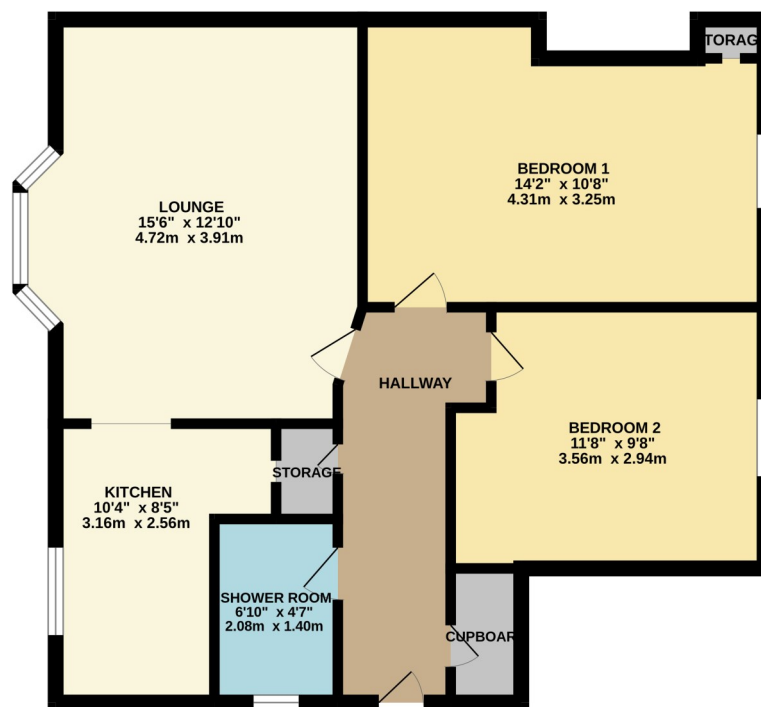




2 bedroom ground floor cottage flat offered to the market in excellent condition. Situated within the popular Silverton area and being on the ground floor this flat is likely to appeal to a wide range of the market.

GROUND FLOOR  
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA: 623 sq.ft. (57.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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David Muir Estate Agents  
2 Church Street, Dumbar-  
ton,  
G82 1QL

Tel 01389 734366  
Fax 01389 742476



**Travel Directions**

From the agents' office proceed to roundabout and take 3rd exit off into Strathleven. Under Railway Bridge and turn right into Crosslet Road. Follow road, pass Dumbarton Academy and St Patrick's primary. Veer left and No 261 is on your left from this approach.

**Additional Information**

Home Report Valuation: £100,000  
Council Tax Band: B  
Energy Efficiency Rating: C  
Double Glazing  
Gas Central Heating

**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)