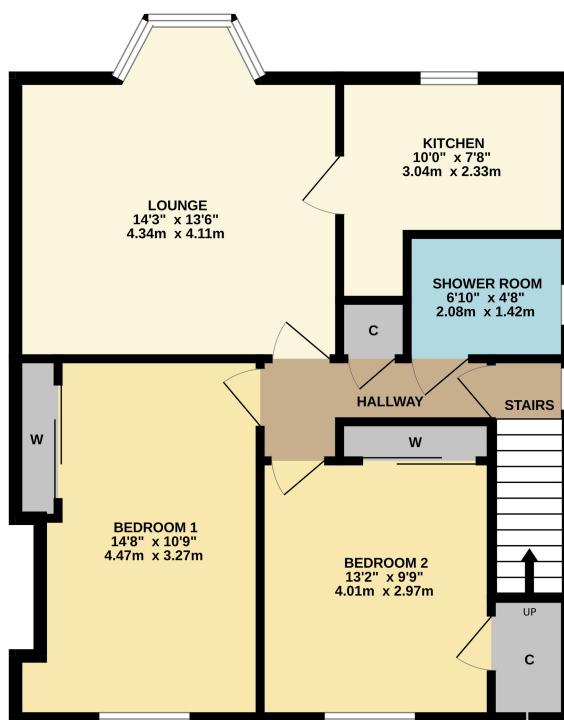




39 Smollet Road, Dumbarton, G82 2LJ

This extremely well presented two bedroom upper cottage flat is conveniently situated within a peaceful cul-de-sac and minutes walking distance of all of Dumbarton East's many amenities. Benefitting from double glazing and gas-fired central heating this spacious home represents excellent value in today's market.

1ST FLOOR  
682 sq.ft. (63.4 sq.m.) approx.



TWO BEDROOM UPPER COTTAGE FLAT

TOTAL FLOOR AREA: 682 sq.ft. (63.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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#### **Travel Directions**

From the agents office proceed to roundabout and take 3rd exit off into Strathleven Place. Under Railway Bridge and turn right into Crosslet Road. Follow road, pass Dumbarton Academy and St Patrick's primary. Veer left and then take first on right into Smollet Road. No 39 is on your left hand side.

#### **Additional Information**

Home Report Valuation: £110,000  
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)

#### **Disclaimer**

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. All measurements, distances and areas are approximate and for guidance only.