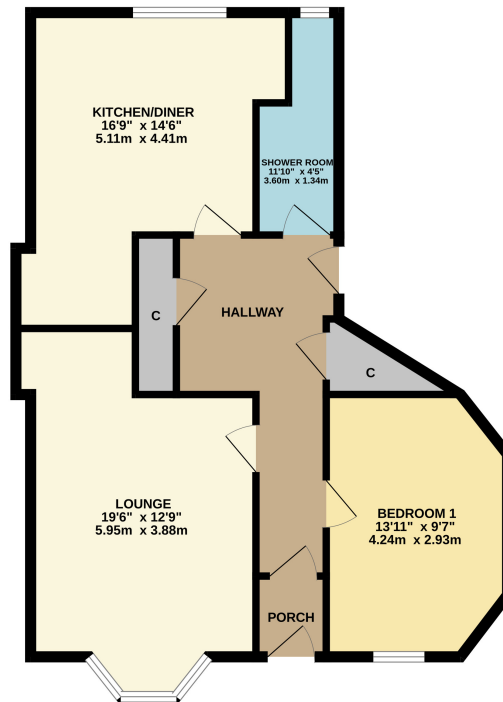




5 Hartfield Gardens, Dumbarton, G82 2DE

This one bedroom MAIN DOOR flat forms part of a traditional tenement block in a very popular residential area and is extremely convenient for Dumbarton Central train station, the town centre and St James retail park.

GROUND FLOOR  
704 sq.ft. (65.4 sq.m.) approx.



1 BEDROOM GROUND FLOOR FLAT

TOTAL FLOOR AREA: 704 sq.ft. (65.4 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 in Church Street proceed to roundabout. Take 3rd exit into Strathleven Place. Continue under railway bridge into Bonhill Road and take first on your right into Crosslet Road. 5 Hartfield Gardens is located on your left, main door.

#### **Additional Information**

Home Report Valuation: £78,000  
Council Tax Band: B  
Energy Efficiency Rating: D  
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.