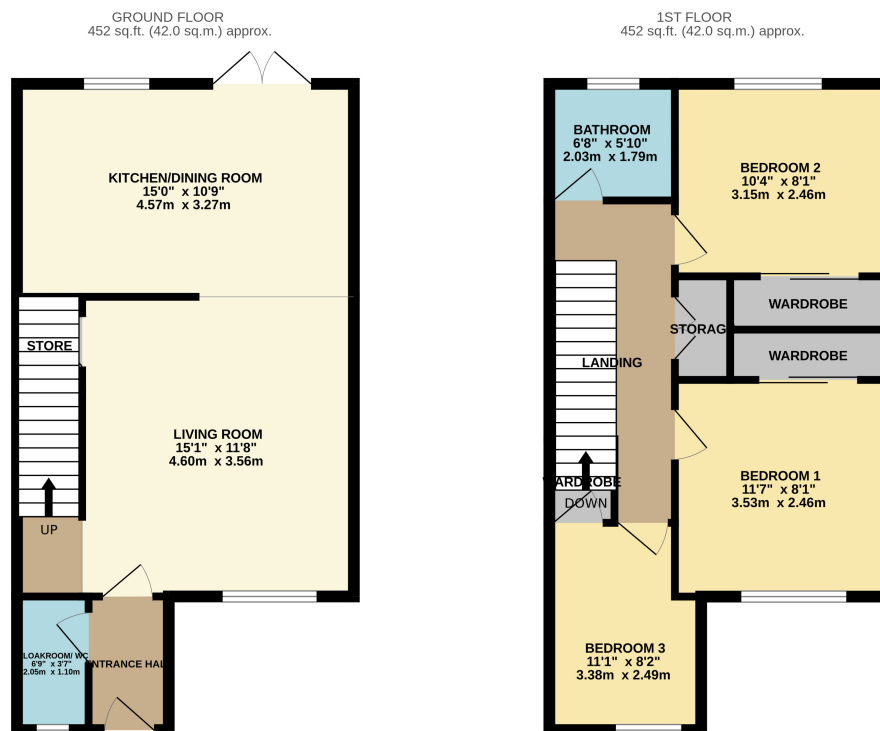




39 Castlegate Avenue, Dumbarton, G82 1AL

Offering to the market this absolute walk in 3 bedroom mid terraced villa. An impressive family home forming part of the Castle Point development built by the renowned Turnberry Homes, circa 2019. This exceptional home has a higher specification with many distinctive fittings, fixtures and features. Decorated to an exacting level with white interior doors, white gloss paintwork complimented by professionally finished wall coverings and white emulsion ceilings. Uninterrupted views of Dumbarton Castle and Rock add to the appeal.



TOTAL FLOOR AREA: 904 sq.ft. (84.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 head East on Glasgow Road, after the roundabout at Morrisons turn right onto Leven Street. Veer left and then straight ahead at the mini roundabout onto Castlegreen Street, turn right onto Castlegate Avenue. No 39 is on your left.

**Additional Information**

Home Report Valuation: £240,000  
Council Tax Band: E  
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.