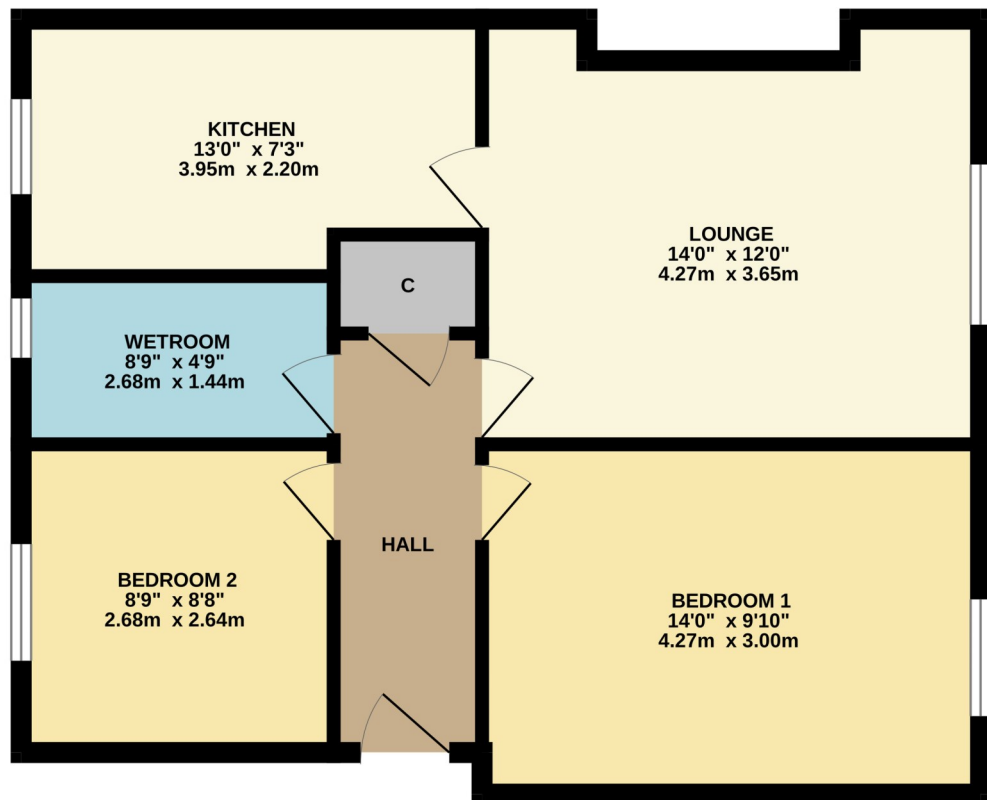




36b West Bridgend, Dumbarton, G82 4AB

This light and airy ground floor flat is an ideal buy for a wide range of the market. Offering spacious accommodation near to all local amenities. A light stroll across the "old bridge" brings you to Dumbarton town centre. While adjacent to West Bridgend is the much admired Levensgrove Park and Clyde shore.





David Muir Estate Agents  
2 Church Street, Dumbarton,  
G82 1QL

Tel 01389 734366  
Fax 01389 742476

tracy@davidmuirestates.co.uk



#### **Travel Directions**

From the agents office to town centre roundabout take the first exit towards Helensburgh on the dual carriageway. Turn left at traffic lights and right into Bridge Street. Veer right after the bridge into West Bridgend. No 36 is on your right. The flat 36B is located on the ground floor, right hand door.

#### **Additional Information**

Home Report Valuation: £75,000  
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.