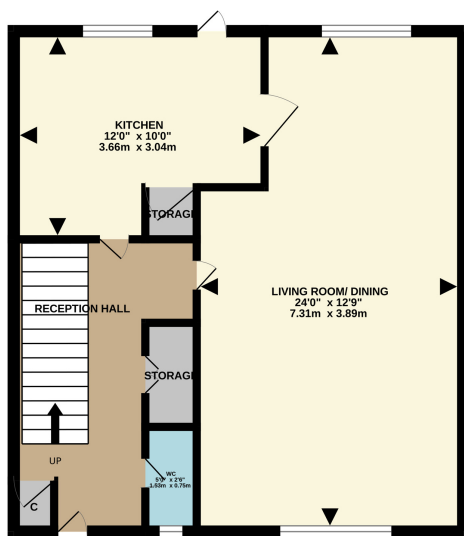


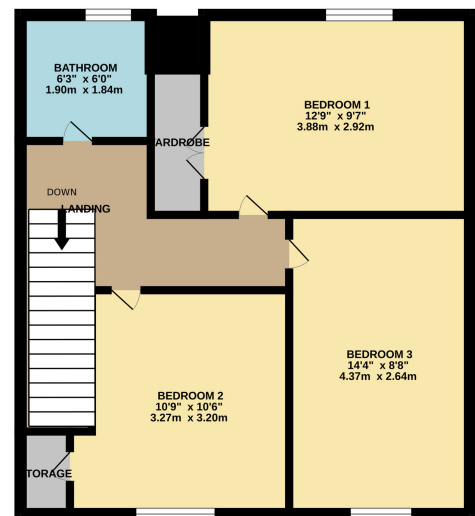


Generously proportioned 3 bedroom mid terrace villa. Offered to the market at an affordable price to reflect a degree of redecoration.

GROUND FLOOR  
516 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA: 1024 sq.ft. (95.2 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 Bonhill Bridge travel East towards Dumbarton and take 2nd on your left into Ladyton. Follow Main Road veering left then right. Immediately after driving under the footbridge No 435 Pappert is on your left.

#### **Additional Information**

Home Report Valuation: £75,000  
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.