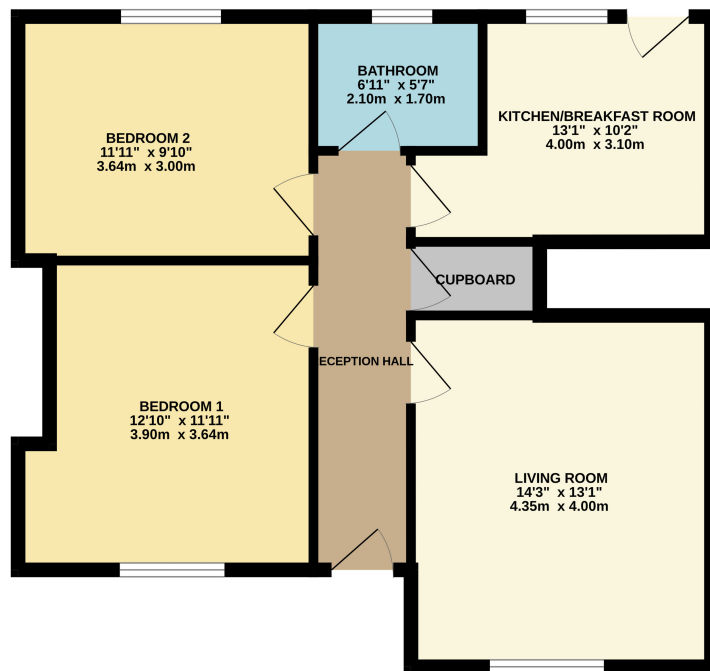




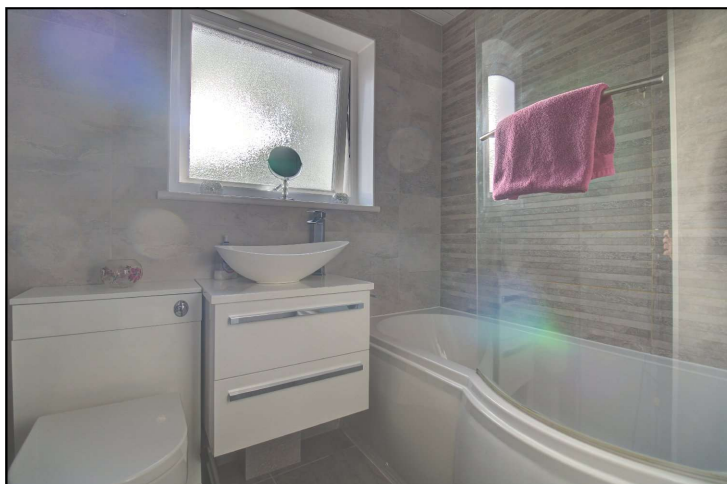
9 Dumbrie Avenue, Dumbarton, G82 2JH

The agents are delighted to present to this market this generously proportioned 2 bedroom ground floor flat. The current owners have carried out a complete refurbishment programme to present this superb home in walk in condition.

GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA: 644 sq.ft. (59.8 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 is given as to their operability or efficiency can be given.
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G82 1QL

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Travel Directions

From the agent's office proceed to roundabout at Church Street and take 3rd exit into Strathleven Place. Continue to Round Riding Road and take last turn right before traffic lights at Stirling Road into Overwood Drive. Veer left, then right and then first right into Dumbue Avenue. No 9 is on your left from this approach.

Additional Information

Home Report Valuation: £115,000
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 or 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.