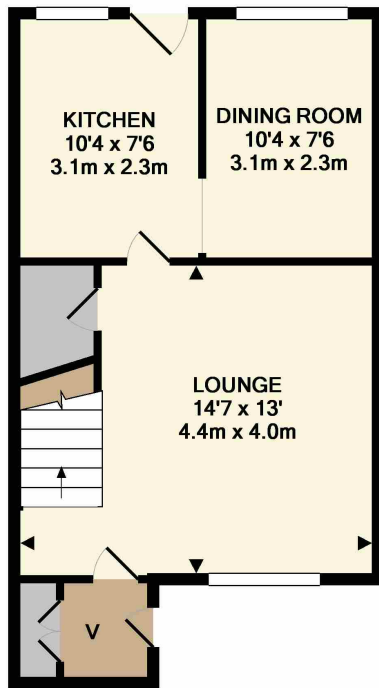


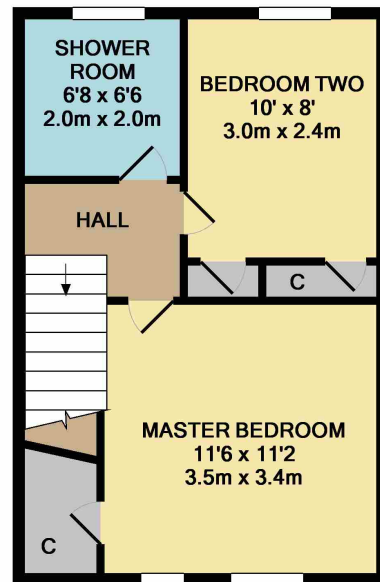


47 Barnhill Road, Dumbarton, G82 2SD

This extremely well presented two bedroom mid-terrace villa sits in an elevated position in a popular residential estate to the north of the town and enjoys lovely views over towards Dumbarton rock and beyond. The property will be of interest to a number of viewers including first time, young couples and young families.



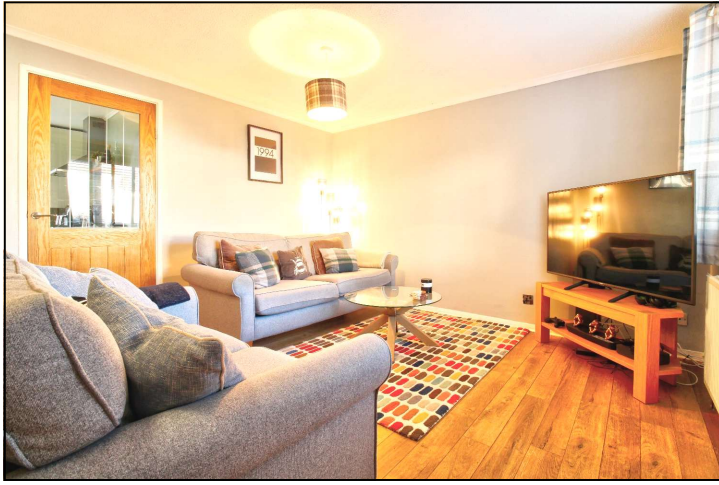
GROUND FLOOR  
APPROX. FLOOR  
AREA 355 SQ.FT.  
(33.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 332 SQ.FT.  
(30.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 687 SQ.FT. (63.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



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

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Fax 01389 742476

tracy@davidmuirestates.co.uk



#### Travel Directions

From the agents office in Church Street take second exit off roundabout into Townend Road. Proceed to Barloan Roundabout and take third exit for Glasgow. Continue through set of traffic lights and then take fourth on your left into Barnhill Road. Continue up the hill, veer right at top and No 47 is on your left. Access via footpath where you will find the property on your right.

#### Additional Information

Home Report Valuation: £120,000  
Council Tax Band: C  
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.