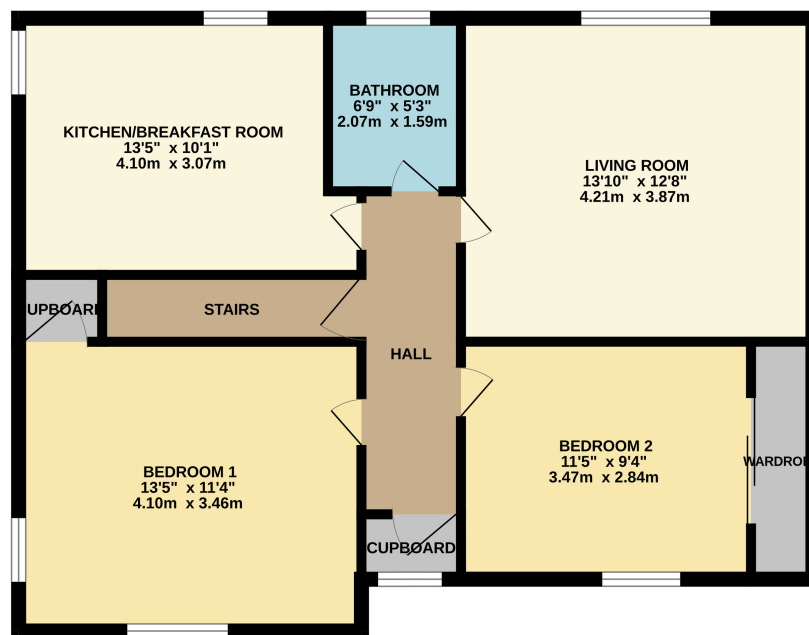




88 Alclutha Avenue, Dumbarton, G82 2NZ

2 bedroom upper cottage flat located within popular mature residential estate of Silverton. Within easy walking distance of railway station, children's nursery, primary and secondary schools and conveniently located for all local amenities including shops on Glasgow Road and retail park.

UPPER FLOOR  
714 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA: 714 sq.ft. (66.3 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.  
Made with Metropix ©2024



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 proceed to roundabout and take 3rd exit off into Strathleven Place. Under Railway Bridge and turn right into Crosslet Rd. Follow road, pass Dumbarton Academy and St Patrick's primary, veer left then take the second on your right into Alclutha Avenue. No 88 is on your right. Alternatively follow Glasgow Road east and at Greenhead Road turn left over bridge and then first left into Alclutha Avenue. No 88 is immediately on your left from this approach. No 88 is side door .

**Additional Information**

Home Report Valuation: £110,000  
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.