



**Flat 1/2, Islay Kerr House, Helenslee Road, Dumbarton G82 4AH**

The agents are delighted to bring to the market this stunning 4 bedroom first and upper floor duplex apartment contained within a detached stone built house.



GROSS INTERNAL AREA  
 Below Ground: 105 m2, FLOOR 2: 83 m2  
 EXCLUDED AREAS: STORAGE: 3 m2, LOW CEILING: 9 m2  
 TOTAL: 188 m2

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT





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**Travel Directions**

From the agent's office in Church Street proceed to roundabout. Take first exit along dual carriageway. Turn left at traffic lights, then immediately right into Bridge Street. Proceed across old bridge and take second on left into Clydeshire Road. First right into Helenslee Road and continue uphill veering left. Islay Kerr House is on your left. Alternatively take the first left turn off Helenslee Rd into Kirkton Road and then turn right into Kirkton Grove, Islay Kerr is facing you and the flat is accessed via the front entrance door buzzer system.

**Additional Information**

Home Report Valuation: £385,000  
Council Tax Band: F  
Energy Efficiency Rating: B  
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**  
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