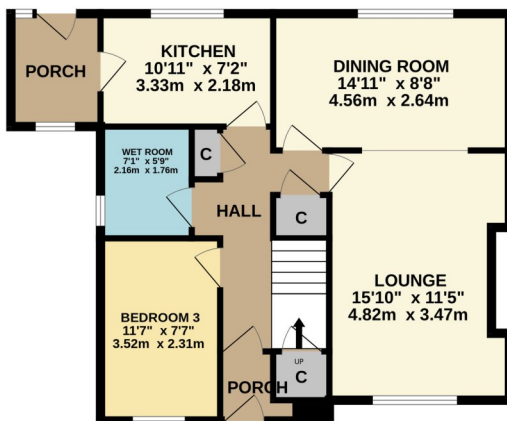




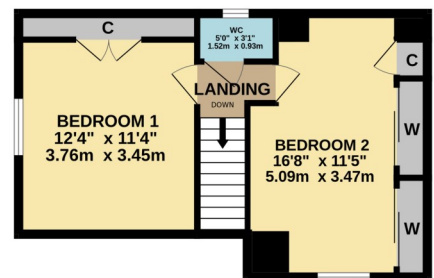
6 Crosslet Avenue, Dumbarton, G82 3NR

The agent is delighted to bring to the market this spacious three-bedroom semi-detached villa which sits in a generous plot within the popular cul-de-sac of Crosslet Avenue. The side driveway allows off road parking for two vehicles. Mature and extremely well-maintained garden grounds to the front and rear.

GROUND FLOOR
683 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



THREE BEDROOM SEMI-DETACHED VILLA

TOTAL FLOOR AREA: 1064 sq.ft. (98.9 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 the agents office proceed to the town centre roundabout. Take the second exit under Dumbarton Railway Bridge into Townend Road. Continue to Barloan roundabout and take 3rd exit along dual carriageway for Glasgow. Through first set of traffic lights and take second on left into Argyll Avenue. Take second left into Crosslet Avenue, no 6 is on your right.

Additional Information

Home Report Valuation: £180,000
Council Tax Band: E
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 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.