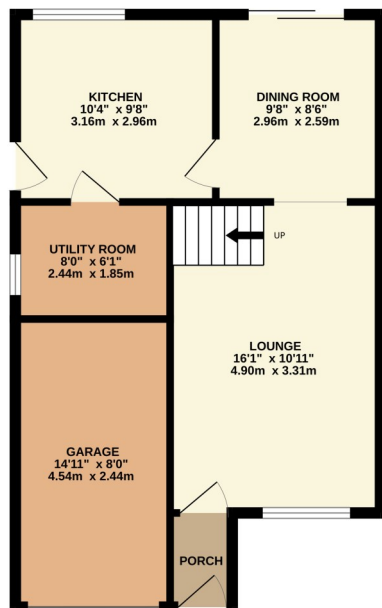




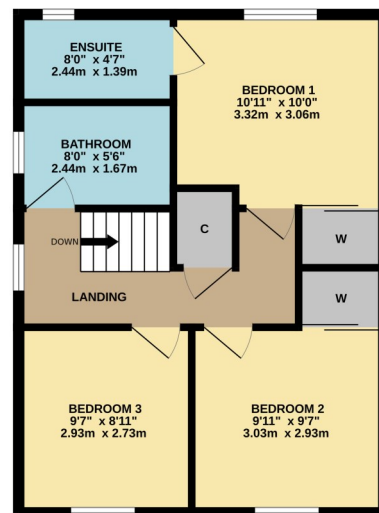
178 Strathleven Drive, Alexandria, G83 9PH

David Muir Estate Agents are delighted to present to the market this extremely well presented three-bedroom detached villa, with integrated garage, which is located in this popular residential estate between Alexandria and Dumbarton town centres.

GROUND FLOOR  
541 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



THREE BEDROOM DETACHED VILLA

TOTAL FLOOR AREA: 1028 sq.ft. (95.5 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



davidmuirestates.com



davidmuirestates

#### **Travel Directions**

From Barloan roundabout take the exit towards Loch Lomond. At the next roundabout take the 3rd exit towards Bonhill. Follow road, taking 2nd exit from mini roundabout at Industrial Estate. Continue and take entrance on left into Strathleven Park. Follow Strathleven Drive veering right then left. Continue downhill and No 121 is on your right from this approach.

#### **Additional Information**

Home Report Valuation: £230,000

Asking Price: Offers Over £220,000

Council Tax Band: E

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.