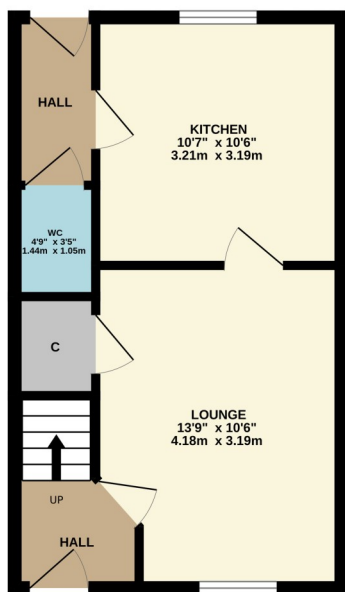




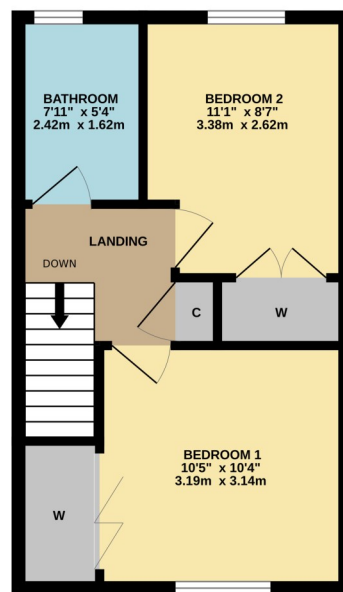
40 Gooseholm Crescent, Dumbarton, G82 2AR

David Muir Estate Agents are delighted to present to the market this fantastic two bedroom mid-terraced villa, which is located in the desirable Lomondgate Estate, and is presented to the market in excellent condition, offering an ideal home for a number of buyers, including first time,

GROUND FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



TWO BEDROOM MID-TERRACE

TOTAL FLOOR AREA : 675 sq.ft. (62.7 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 in Church Street proceed to roundabout and take the 2nd exit off, under railway bridge into Townend Road. Continue and take left turn into Gooseholm Road, 2nd on left before Barloan roundabout. Follow Road then take 2nd right into Gooseholm Crescent and drive to end of road. No 40 is facing you.

**Additional Information**

Home Report Valuation: £165,000  
Asking Price: Offers Over £160,000  
Council Tax Band: D  
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)