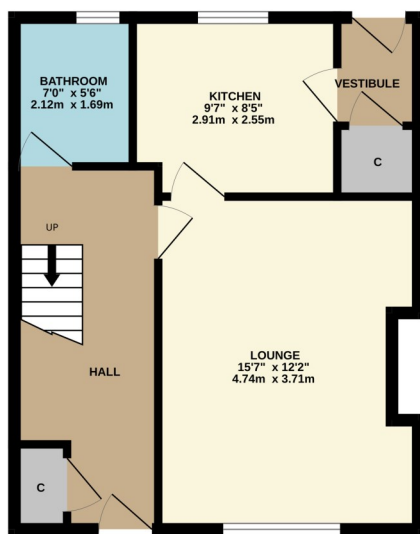




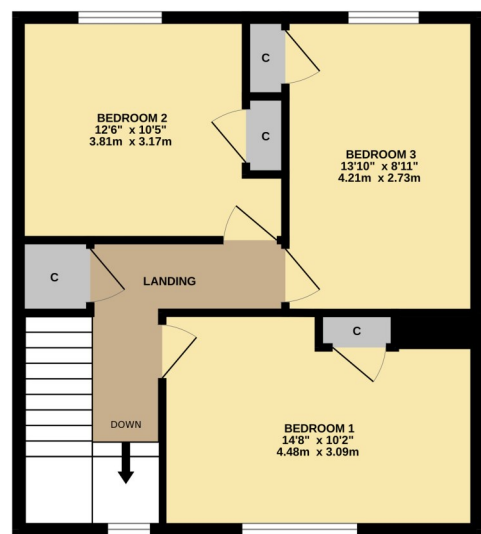
10 Gibson Avenue, Dumbarton, G82 2EH

David Muir Estate Agents are delighted to present to the market this well presented three-bedroom mid terrace villa which sits on a generous plot and offers spacious accommodation throughout.

GROUND FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



THREE BEDROOM MID-TERRACE

TOTAL FLOOR AREA: 954 sq.ft. (88.6 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 town centre roundabout take the exit into Strathleven Place. Continue under Railway Bridge into Bonhill Road then 3rd on right into Round Riding Road. First left into Colquhoun Street, First right into Gibson Street, then first left into Gibson Avenue. No 10 is on your right

**Additional Information**

Home Report Valuation: £195,000  
Asking Price: Offers Over £189,000  
Council Tax Band: C  
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)