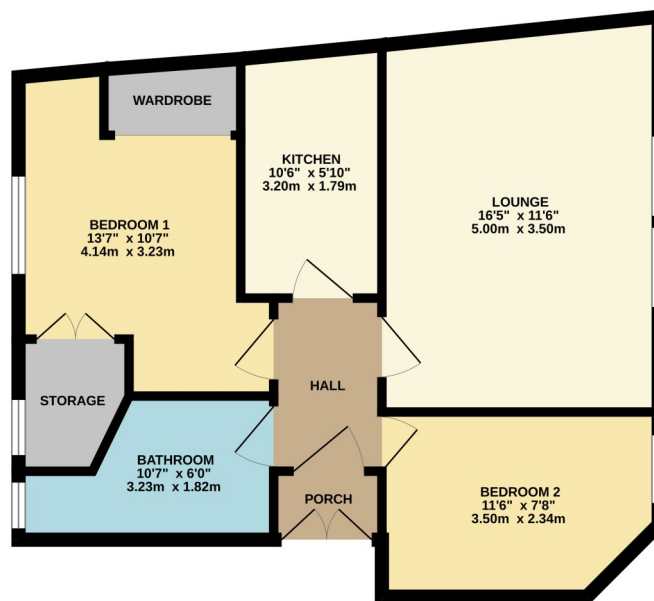




Flat 2, 1 Hamilton Street, Dumbarton, G82 2AD

David Muir Estate Agents are delighted to present to the market this stunning two-bedroom ground floor flat which forms part of a grey traditional block and which is in walking distance to the town centre, railway station and local nurseries and schooling.

GROUND FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



TWO BEDROOM GROUND FLOOR FLAT

TOTAL FLOOR AREA: 565 sq.ft. (52.5 sq.m.) approx.

While 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 the roundabout. Take the 3rd exit onto Strathleven Place. Continue under the railway bridge onto Bonhill Road. Take the second road on your left onto Hamilton Street . No 1 is on your left and the flat is on the ground floor right hand door.

**Additional Information**

Home Report Valuation: £110,000  
Asking Price: Offers Over £105,000  
Council Tax Band: B  
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](http://davidmuirestates.com) or [onesurvey.org](http://onesurvey.org)