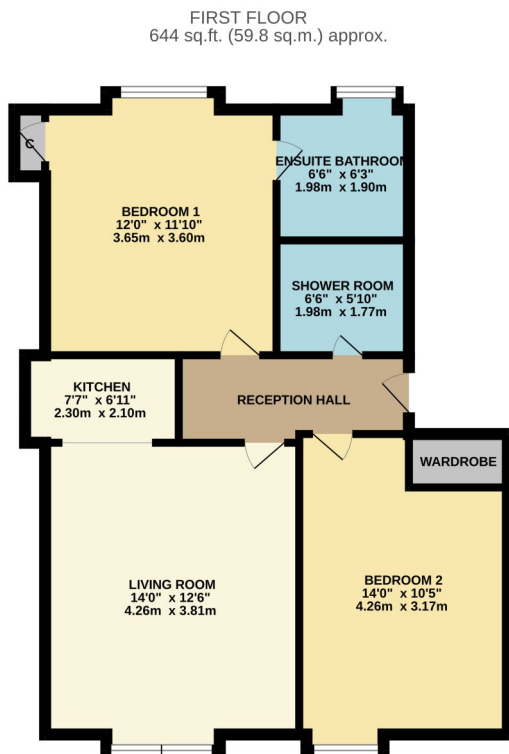




Flat 3, 7 Levenford Terrace, Dumbarton, G82 4BA

Truly spectacular first floor flat offering the discerning buyers the opportunity to acquire an absolute walk in property and to satisfy all their desires. This wonderful traditional property has been totally transformed through a sympathetic renovation with supreme attentive detail.



TOTAL FLOOR AREA: 644 sq.ft. (59.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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 to town centre roundabout take the first exit towards Helensburgh on the dual carriageway. Turn left at traffic lights and right into Bridge Street. First left after the bridge into Woodyard Road then first right into Levenford Terrace. No 7 is on your right, the flat is located on the first floor right hand door. Door entry system.

#### **Additional Information**

Home Report Valuation: £175,000  
Asking Price: Offers Over £169,000  
Council Tax Band: B  
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)