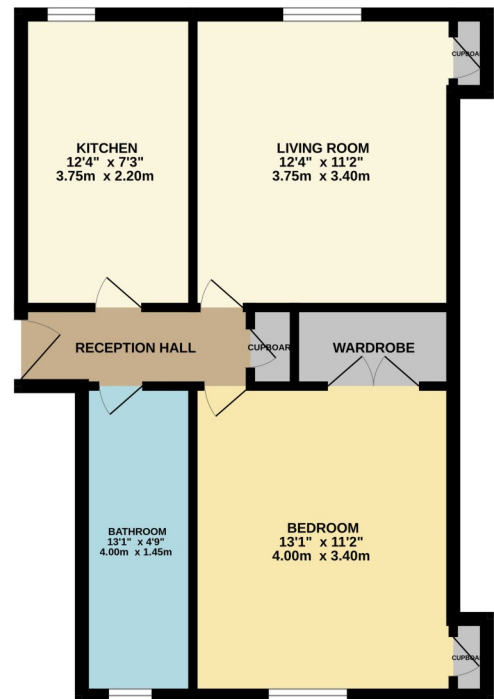




2/2, 7 Knoxland Square, Dumbarton, G82 1HS

497 sq.ft. (46.2 sq.m.) approx.

This one bedroom top floor flat is located within the very popular Knoxland Square in Dumbarton East. Being close to all transport links, excellent retail facilities, schools and public amenities this spacious flat is sure to appeal to a wide range of the market.



TOTAL FLOOR AREA : 497 sq.ft. (46.2 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 on Church Street proceed along Castle Street to traffic lights. Turn right and follow Glasgow Road. After mini roundabout take 3rd right into Victoria Street, then first left into Knoxland Square. No 7 is on your left. The flat is located on the top floor right hand door

#### **Additional Information**

Home Report Valuation: £78,000

Asking Price: Fixed Price: £69,000

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)

#### **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.