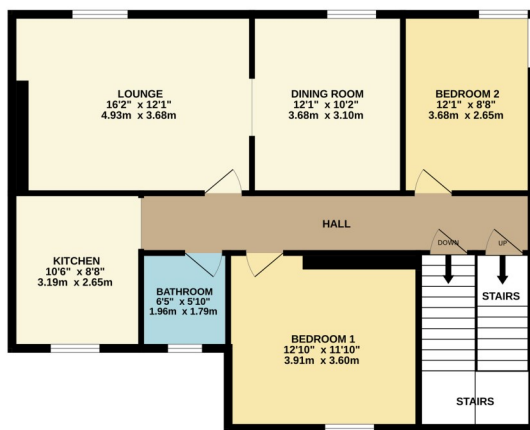




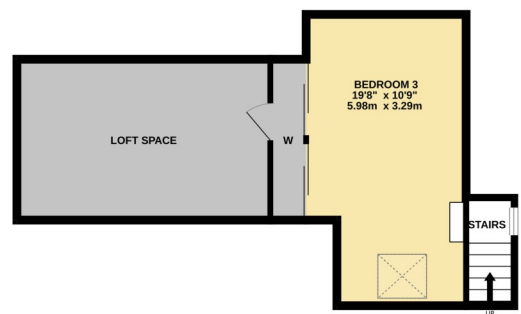
176 Dumbuck Road, Dumbarton, G82 3LY

Presenting to the market, this well presented and generously proportioned three-bedroom first and attic floor flat, located in the popular Silverton area.

FIRST FLOOR  
887 sq.ft. (82.4 sq.m.) approx.



ATTIC FLOOR  
434 sq.ft. (40.4 sq.m.) approx.



THREE BEDROOM 1ST AND ATTIC FLOOR FLAT  
TOTAL FLOOR AREA: 1321 sq.ft. (122.7 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 proceed to roundabout at Church Street and take 3rd exit into Strathleven Place. Continue to Round Riding Rd and take last turn right before traffic lights at Stirling Rd into Overwood Drive. Veer left, then right into Dumbuck Road. Continue and No 176 is on your right. Before Crosslet Road and within cul de sac facing you to the left.

#### **Additional Information**

Home Report Valuation: £150,000  
Asking Price: Offers Over £145,000  
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)