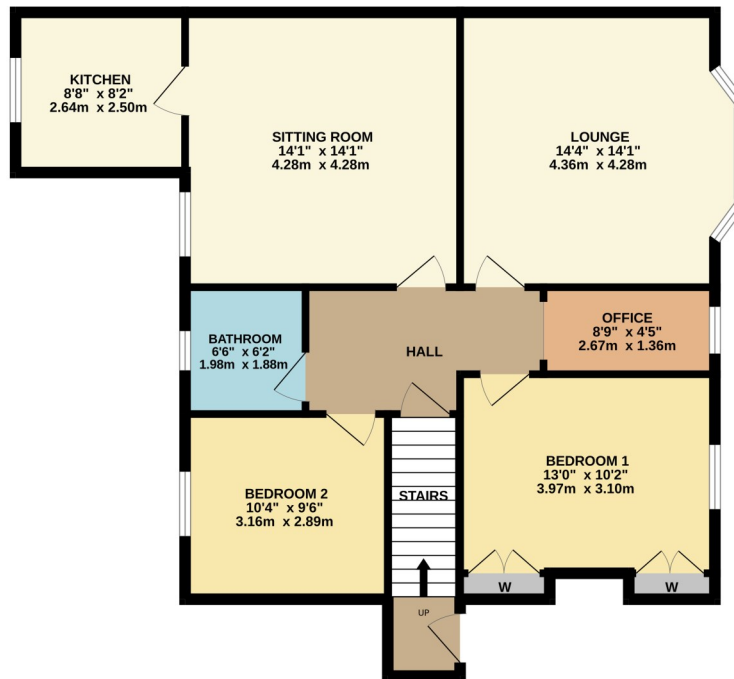




This main door, upper cottage flat is situated in the ever-popular Silverton area of Dumbarton and offers versatile layout and generous room sizes.

FIRST FLOOR  
901 sq.ft. (83.7 sq.m.) approx.



TWO BEDROOM UPPER COTTAGE FLAT

TOTAL FLOOR AREA: 901 sq.ft. (83.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan 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 is given for 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 under Railway Bridge. Take first left into Silverton Avenue and then left into Park Avenue. Veer right and No 17 is on your left.

#### **Additional Information**

Home Report Valuation: £150,000  
Asking Price: Offers Over £148,000  
Council Tax Band: D  
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)