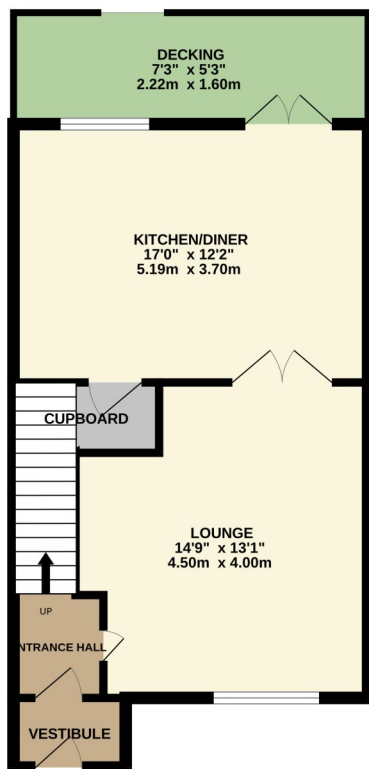




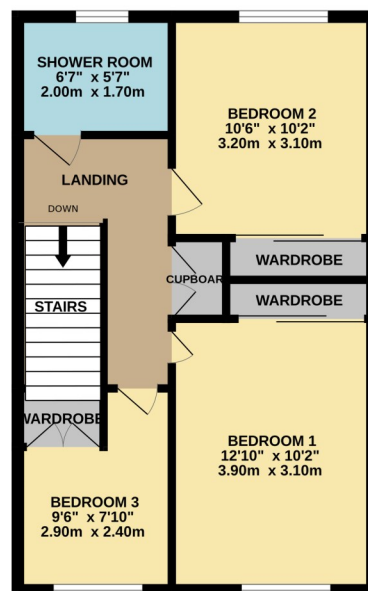
17 Poindfauld Terrace, Dumbarton, G82 2BF

David Muir Estates is delighted to offer this superb 3 bedroom mid terrace villa to the market. The caring owners have left no stone unturned in presenting their home in pristine condition throughout.

GROUND FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 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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**Zoopla.co.uk**



**davidmuirestates.com**



**davidmuirestates**

#### Travel Directions

From the agents office head north on Townhead Road, take a right after the park onto Meadow Road then first left onto Poindfauld Terrace, take the second left and the house sits to your left.

#### Additional Information

Home Report Valuation: £200,000

Asking Price: £195,000

Council Tax Band: E

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)

#### **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.