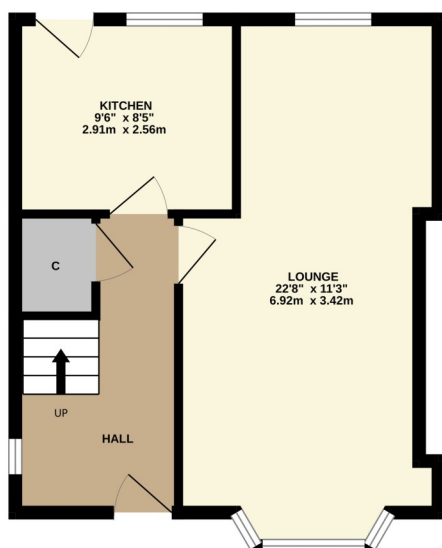




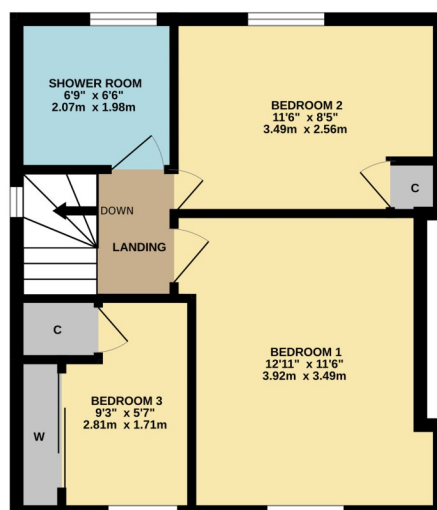
24 Hillfoot Avenue, Dumbarton, G82 3LG

David Muir Estate Agents offer to the market this three-bedroom semi-detached villa which sits in a good-sized plot in the popular address of Hillfoot Avenue.

GROUND FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



3 BEDROOM SEMI-DETACHED VILLA

TOTAL FLOOR AREA: 768 sq.ft. (71.3 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 town centre roundabout take the 3rd exit into Strathleven Place. Continue under Railway Bridge into Bonhill Rd. Take 3rd on right into Round Riding Road and proceed to traffic lights at main junction with dual carriageway. Straight across and 2nd left into Hillfoot Avenue. No 24 is on your right.

#### Additional Information

Home Report Valuation: £135,000

Asking Price: Offers Over £130,000

Council Tax Band: C

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.