



"Irthington" Kirkton Road, Dumbarton, G82 4AS

David Muir Estate Agents offer to the market this magnificent four-bedroom ground floor and basement level conversion which forms part of a Victorian detached grey sandstone villa in the much admired and highly sought after Kirktonhill conservation area.

**BASEMENT**  
1261 sq.ft. (117.1 sq.m.) approx.



**GROUND FLOOR**  
1599 sq.ft. (148.5 sq.m.) approx.



**FOUR BEDROOM LOWER CONVERSION**

TOTAL FLOOR AREA: 2859 sq.ft. (265.6 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 town centre roundabout travel west towards Helensburgh. Take left turn at traffic lights then immediately right over "old bridge". Second on left into Clydeshire Road. Continue towards Levensgrove Park, then 3rd right into Dixon Drive. First right into Kirkton Road, no 14 is on your left.

#### **Additional Information**

Home Report Valuation: £325,000  
Asking Price: Offers Over £319,000  
Council Tax Band: G  
Energy Efficiency Rating: E  
Single Sash Glazing  
Oil Fired 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.