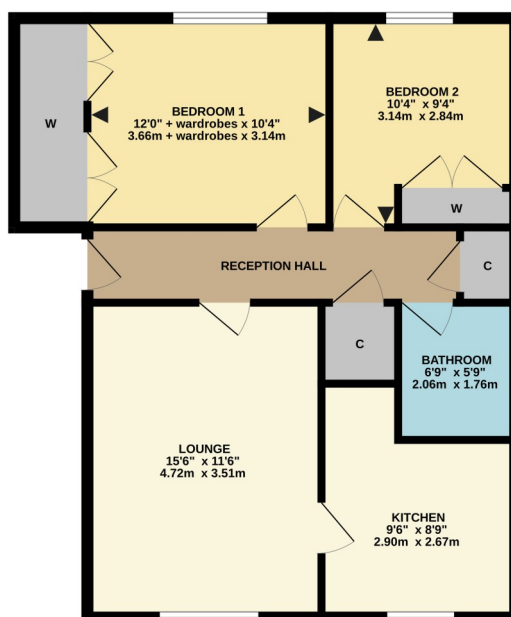




Flat 4, 1 Knoxland Street, Dumbarton, G82 1HE

David Muir Estate Agents present to the market this well-presented two-bedroom first floor flat which sits in the heart of the Dumbarton East community, within minutes of primary and secondary schooling, local shops, retail park and transport links.

FIRST FLOOR  
658 sq.ft. (61.1 sq.m.) approx.



TWO BEDROOM FLAT  
TOTAL FLOOR AREA: 658 sq.ft. (61.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of blocks, walls, doors, rooms and any other items are approximate and no responsibility is taken for any errors, omissions 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 in Church Street proceed along Castle Street. Take the right turn into Glasgow Road from traffic lights. Continue and turn right immediately before Dumbarton East railway station into Bruce Street. Knoxland Court is on your left. Turn left into Knoxland Street. No 1 is the first entrance on your left. The flat is located on the 1st floor right hand door.

#### Additional Information

Home Report Valuation: £110,000

Asking Price: Offers Over £105,000

Council Tax Band: C

Energy Efficiency Rating: C

Double Glazing

Electric 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.