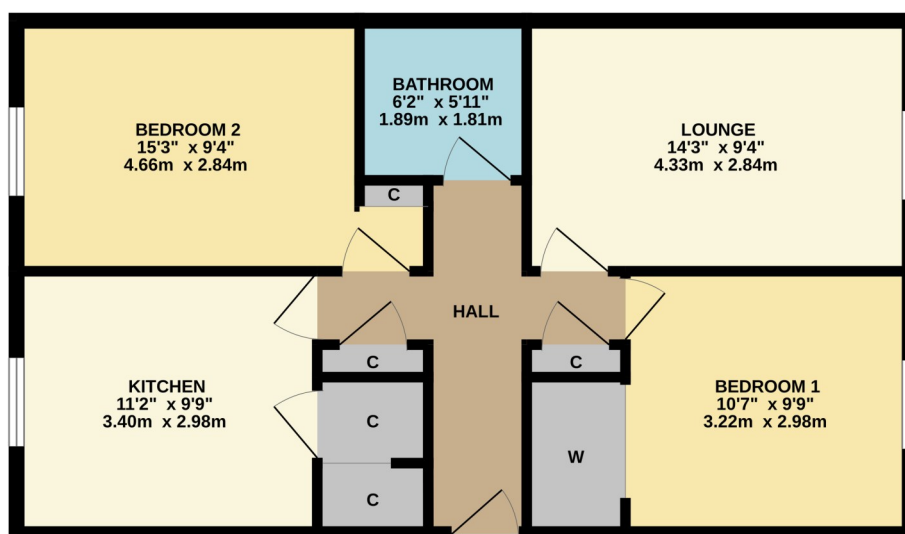




17b Bonhill Road, Dumbarton, G82 2DH

David Muir Estate Agents are delighted to present to the market this fantastic two-bedroom ground floor flat which forms part of a traditional grey sandstone block in the ever-popular Bonhill Road, which is within walking distance to the town centre and public transport links.

GROUND FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



TWO BEDROOM FLAT

TOTAL FLOOR AREA : 633 sq.ft. (58.8 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 agents' office in Church Street proceed to roundabout and take 3rd exit off onto Strathleven Place. Continue under Railway Bridge and the property lies on your left hand side before the junction with Hamilton Street.

#### Additional Information

Home Report Valuation: £105,000  
Asking Price: Offers Over £100,000  
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.