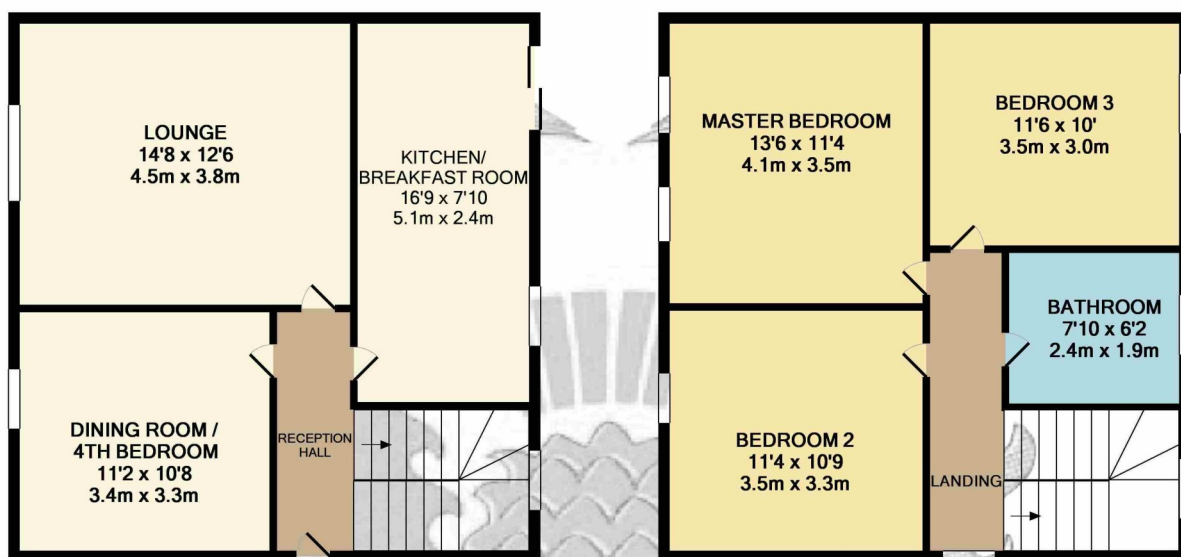




38 Dumbuck Road, Dumbarton, G82 3AB

David Muir Estate Agents present to the market this four-bedroom semi-detached villa which enjoys a central location, close to schooling, shops and public transport links.



GROUND FLOOR  
APPROX. FLOOR  
AREA 522 SQ.FT.  
(48.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 522 SQ.FT.  
(48.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1044 SQ.FT. (97.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix





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#### **Travel Directions**

From the town centre roundabout take the exit into Strathleven Place. Continue under Railway Bridge into Bonhill Road then 3rd on right into Round Riding Road. Take the second left into Kilpatrick View then immediately right then veer left. No 38 is on your left.

#### **Additional Information**

Home Report Valuation: £215,000

Asking Price: Offers Over £205,000

Council Tax Band: D

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.