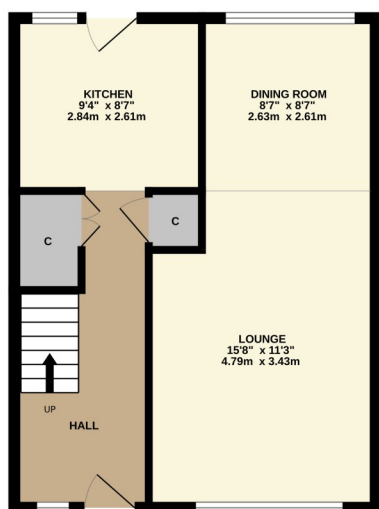




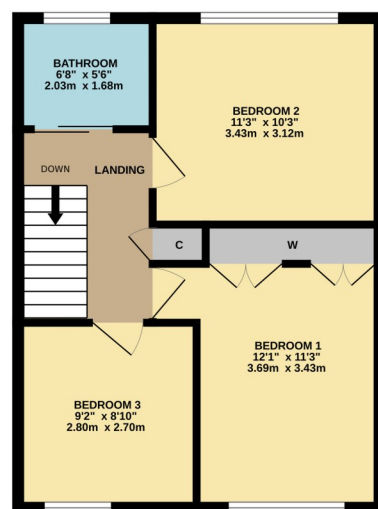
39 Hunters Avenue, Dumbarton, G82 2RZ

David Muir Estate Agents are delighted to present to the market this beautifully presented, and seldom available, three-bedroom detached villa which sits in an elevated position in this popular residential estate to the north of the town, with lovely views over towards Dumbarton rock and beyond.

GROUND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.

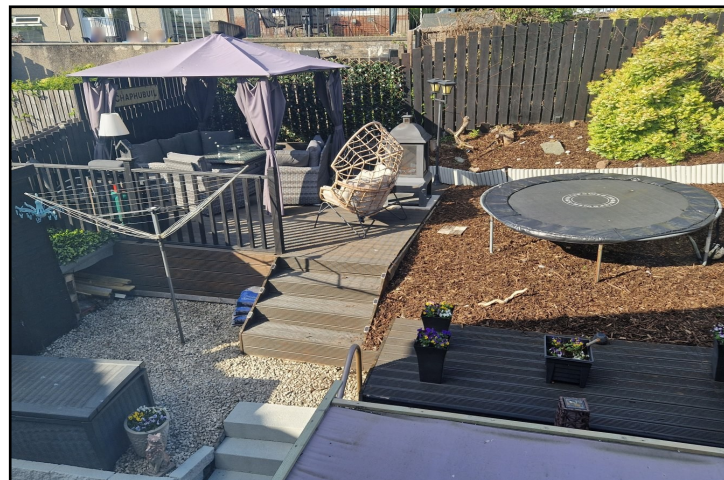


THREE BEDROOM DETACHED VILLA

TOTAL FLOOR AREA: 870 sq.ft. (80.8 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 errors, 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 take second exit off roundabout into Townend Road. Proceed to Barloan Roundabout and take third exit for Glasgow. Continue through set of traffic lights and then take fourth on your left into Barnhill Road. Continue up the hill, take 2nd right into Hunters Avenue, No 39 is on your right

#### Additional Information

Home Report Valuation: £230,000

Asking Price: Offers Over £225,000

Council Tax Band: E

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.