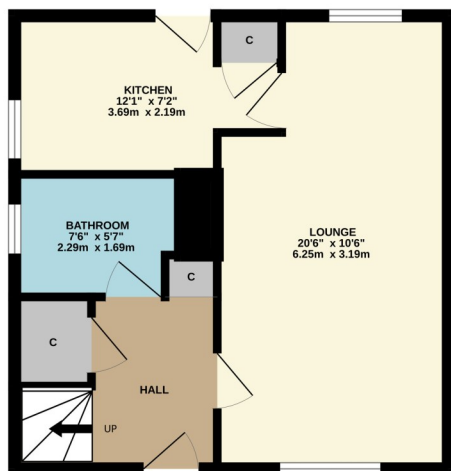


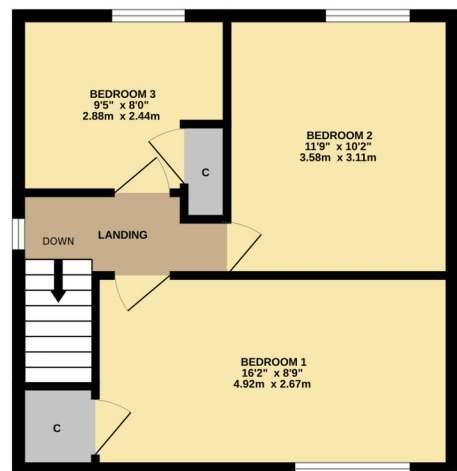


This spacious three-bedroom end-terrace villa sits in an elevated and generously sized corner plot with good sized garden grounds, multi car driveway and lovely views down towards the Clyde and hills beyond.

GROUND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



THREE BEDROOM END TERRACE

TOTAL FLOOR AREA : 800 sq.ft. (74.3 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**

Travel West on Cardross Rd towards Helensburgh. After passing the old site of the OLSP secondary school take the next left and immediately right onto Cardross Road. Take 2nd left into Westcliff where the property lies along the road on the right hand side.

#### **Additional Information**

Home Report Valuation: £110,000  
Asking Price: Offers Over £105,000  
Council Tax Band: B  
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.