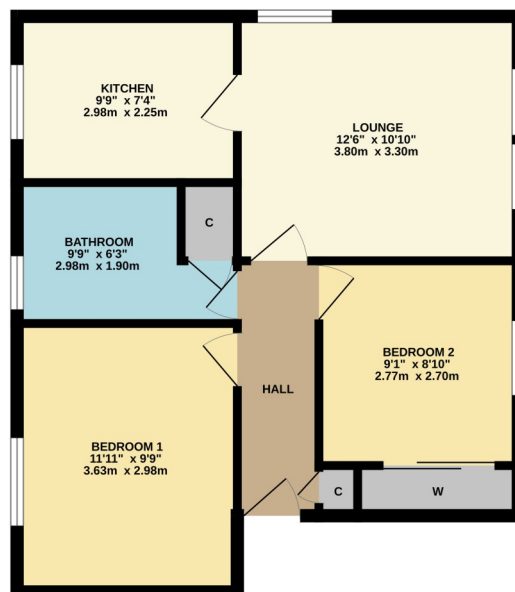




Flat 2/2, 21 Castlegreen Crescent, Dumbarton, G82 1HA

David Muir Estate Agents present to the market this modern two-bedroom top floor flat which enjoys a cul-de-sac setting in the popular east end of town.

TOP FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



TWO BEDROOM FLAT

TOTAL FLOOR AREA: 525 sq.ft. (48.8 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, omissions or mis-statements. 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 take the turning on your right into Bruce Street immediately before Dumbarton East railway station. Turn left into Castlegreen Street and then second left into Castlegreen Crescent. Turn left at T junction and No 21 is at the end of the cul de sac on your right. The flat is located on the top floor

#### Additional Information

Home Report Valuation: £100,000

Asking Price: Offers Over £95,000

Council Tax Band: C

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.