

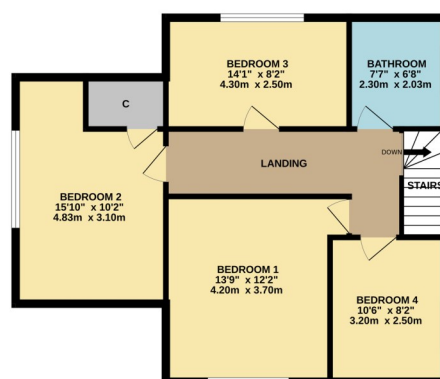


David Muir Estate Agents present to the market this substantial four-bedroom detached villa located in the highly desirable McGregor Drive. This spacious property has been professionally extended to create a fantastic family home which offers flexible accommodation, boasting a great sized garden and a detached garage.

GROUND FLOOR  
836 sq.ft. (77.7 sq.m.) approx.



1ST FLOOR  
664 sq.ft. (61.6 sq.m.) approx.



FOUR BEDROOM DETACHED VILLA

TOTAL FLOOR AREA: 1500 sq.ft. (139.4 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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David Muir Estate Agents  
2 Church Street, Dumbarton,  
G82 1QL



Tel 01389 734366  
Fax 01389 742476



tracy@davidmuirestates.co.uk



davidmuirestates.com



davidmuirestates

#### 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. At traffic lights straight ahead and continue up hill on Garshake Road. Take first right after shop. No 7 is on your left within the cul de sac

#### Additional Information

Home Report Valuation: £310,000  
Asking Price: Offers Over £300,000  
Council Tax Band: F  
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.