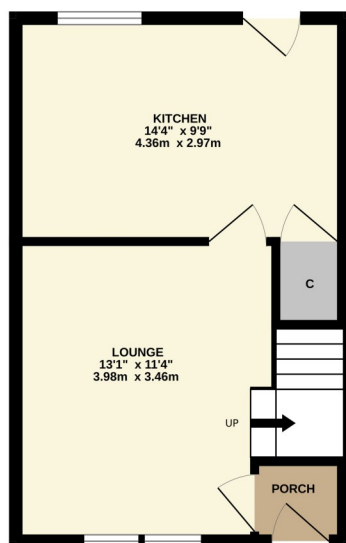


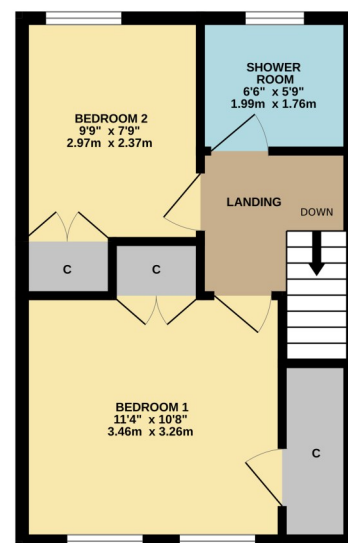


The agent is delighted to offer to the buying public this 3 bedroom semi detached villa located within central area , convenient for all amenities.

GROUND FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



1ST FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



TWO BEDROOM MID-TERRACE

TOTAL FLOOR AREA : 653 sq.ft. (60.6 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.  
Made with Metropix ©2025



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 agents office head north taking the 3rd exit at the roundabout onto Townhead Road. Continue on this road until you reach a further roundabout, take the second exit onto Stirling Road, follow the road as it bends to the right, then take the first right onto St. Andrews Crescent, first left onto Aitkenbar Circle then first right onto Braeside Drive where the property lies on your right hand side.

#### Additional Information

Home Report Valuation: £110,000

Asking Price: Offers Over £107,500

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.