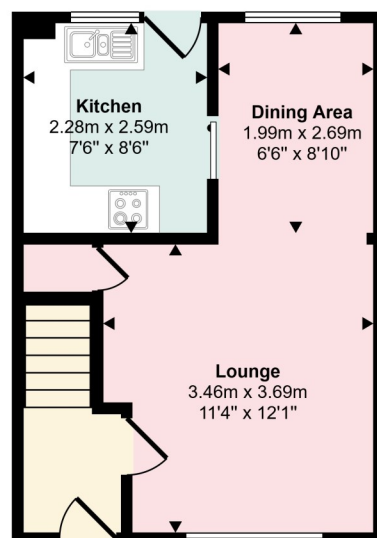


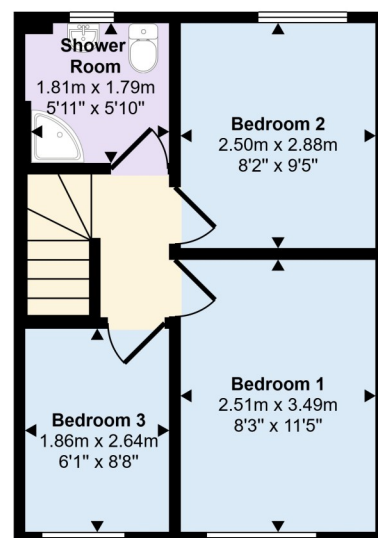


David Muir Estate Agents offer to the market this immaculately presented three-bedroom mid-terrace villa, which is located in this quiet cul-de-sac within the much sought after High Overtoun Estate.

Approx Gross Internal Area  
58 sq m / 629 sq ft



Ground Floor  
Approx 29 sq m / 311 sq ft



First Floor  
Approx 30 sq m / 319 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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#### 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 last on right at top of hill into Campbell Avenue. 2nd right into Campbell Terrace and No 12 is on your right hand side.

#### Additional Information

Home Report Valuation: £160,000

Asking Price: Offers Over £155,000

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.