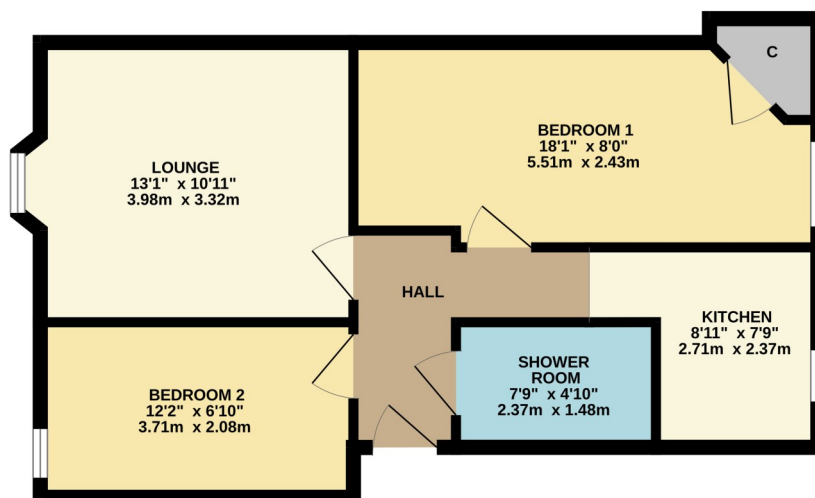




1/2, 12 Bruce Street, Dumbarton, G82 1HX

David Muir Estate Agents present to the market this well-presented two-bedroom first floor flat which forms part of a traditional tenement block, in the popular East end of town, close to shops, schooling and public transport links.

FIRST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TWO BEDROOM FLAT

TOTAL FLOOR AREA: 507 sq.ft. (47.1 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 Church St to roundabout. 4th exit into Glasgow Road. Just before Dumbarton East railway bridge take right turn into Bruce Street, and No 2 is immediately on your right. Take stairs at rear of building.

Additional Information

Home Report Valuation: £95,000
Asking Price: Offers Over £93,000
Council Tax Band: B
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 or 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.