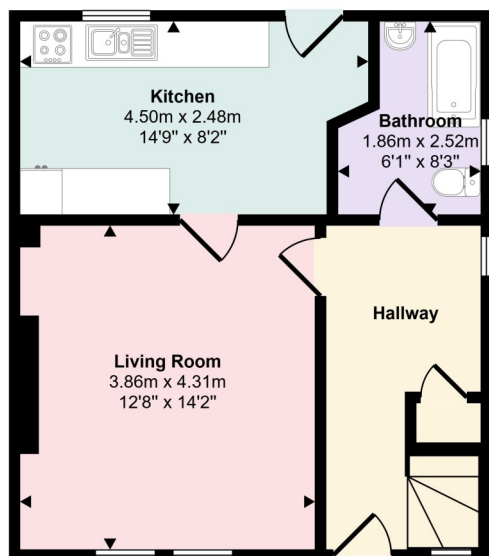




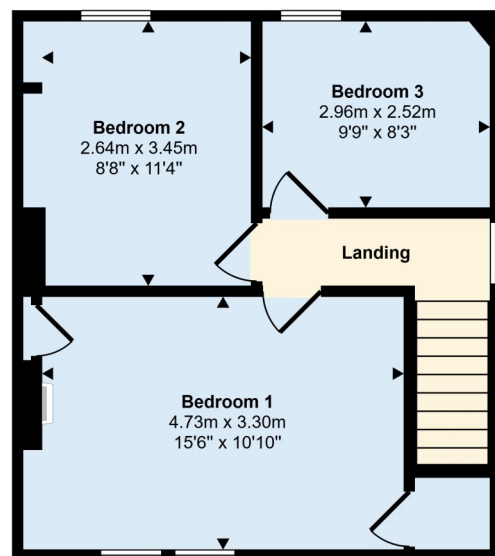
45 Strowans Road, Dumbarton, G82 2PD

Situated within the highly sought-after Silverton Estate, this three-bedroom semi-detached villa presents a fantastic opportunity for buyers looking to add value. The property offers generous living space, including a lounge, kitchen, bathroom, and three well-proportioned bedrooms, making it an ideal layout for family living.

Approx Gross Internal Area  
83 sq m / 895 sq ft



Ground Floor  
Approx 42 sq m / 447 sq ft



First Floor  
Approx 42 sq m / 449 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 agent's office on Church Street proceed along Castle Street to traffic lights. Turn right then continue on Glasgow Road under Dumbarton East Railway Bridge. At traffic lights turn left and then take first left after crossing bridge into Alclutha Avenue. Turn first right into Strowans Road and No 32 is on your right.

#### Additional Information

Home Report Valuation: £150,000

Asking Price: Offers Over £150,000

Council Tax Band: C

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.