



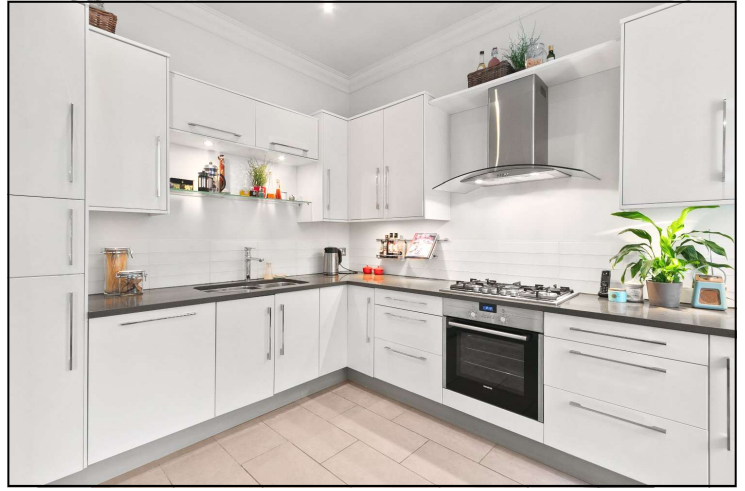
3 Kirkton Road, Dumbarton, G82 4AS

We are delighted to offer to the market this stunning four bedroom semi-detached Victorian villa which offers flexible family accommodation over two well-proportioned levels. Having undergone extensive maintenance and improvements under the current owner, and enjoying a range of period features, this stunning family home is a must for viewing in order to be appreciated.



**TOTAL: 242 m2**  
 FLOOR 1: 141 m2, FLOOR 2: 72 m2, FLOOR 3: 29 m2  
 EXCLUDED AREAS: EAVES: 4 m2, LOW CEILING: 2 m2, BAY WINDOW: 1 m2  
THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT





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#### **Travel Directions**

From the High Street in Dumbarton proceed across Old Bridge to West Bridgend. Take 2nd left into Clydeshire Road and first right into Helenisee Road. As the road veers to the left take 1st on the left into Kirktion Road. Number 3 is on your left hand side.

#### **Additional Information**

Home Report Valuation: £440,000  
Council Tax Band: G  
Energy Efficiency Rating: D  
Mixed 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.