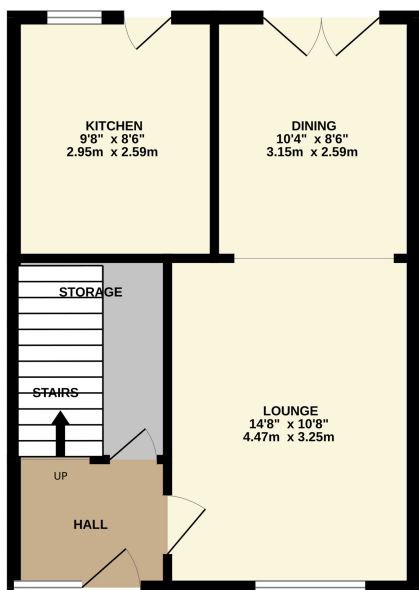




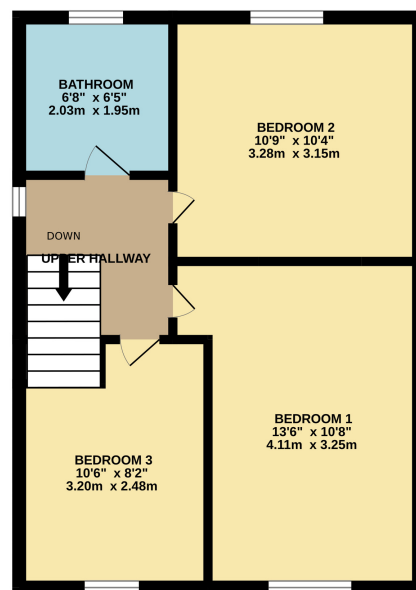
16 Macphie Road, Dumbarton, G82 3PZ

Well presented and maintained 3 bedroom detached villa set within the ever popular address of MacPhie Road, High Overtoun Estate. The accommodation comprises, reception hall with deep under stairs storage, spacious living room with open plan dining, smart kitchen, 3 generous size bedrooms and deluxe family bathroom.

GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



3 BED DETACHED

TOTAL FLOOR AREA : 822 sq.ft. (76.4 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.
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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 second last on right into MacPhie Road, no 16 is on your right, the middle house of the cul de sac.

Additional Information

Home Report Valuation: £220,000
Council Tax Band: E
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.