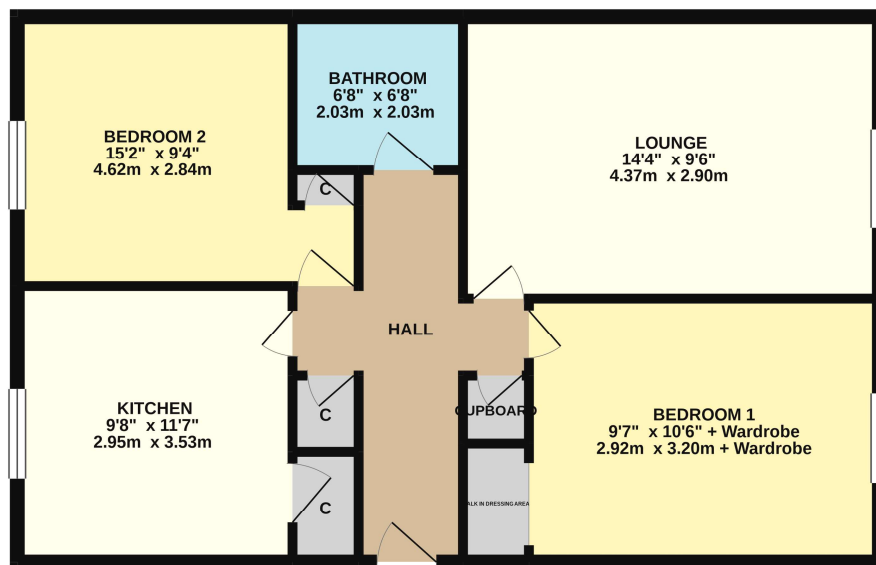




17b Bonhill Road, Dumbarton, G82 2DH

This ground floor flat sits within the heart of the ever popular Bonhill Road. Offering generously proportioned apartments with excellent in built storage. The accommodation comprises of reception hallway, spacious front lounge, tiled bathroom, fitted modern kitchen and 2 full size double bedrooms.

**GROUND FLOOR**  
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA: 743 sq.ft. (69.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 agents' office in Church Street proceed to roundabout and take 3rd exit off onto Strathleven Place. Continue under Railway Bridge and the property lies on your left hand side before the junction with Hamilton Street.

#### **Additional Information**

Home Report Valuation: £95,000  
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.