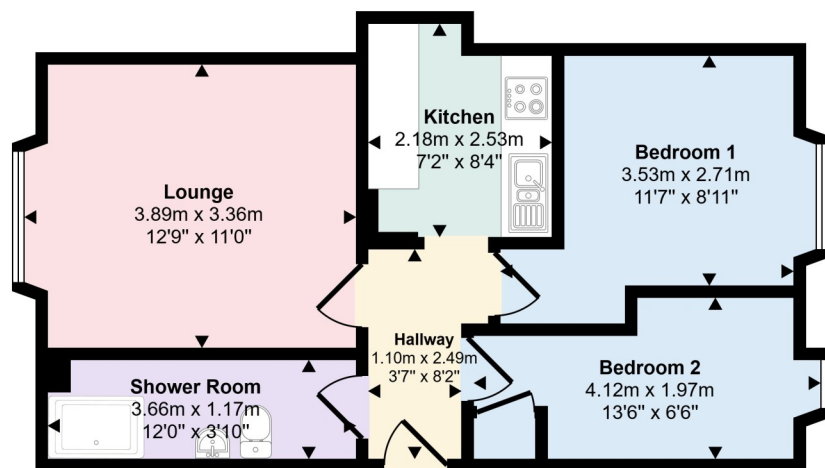




0/1, 11 Knoxland Square, Dumbarton, G82 1HS

David Muir Estate Agents are delighted to offer this beautifully presented two-bedroom ground-floor flat, set within a highly sought-after Dumbarton East location. The property enjoys attractive, tree-lined views across Knoxland Square and sits within a traditional blonde sandstone terrace.

Approx Gross Internal Area  
44 sq m / 472 sq ft



Floorplan

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 agents office on Church Street proceed along Castle Street to traffic lights. Turn right and follow Glasgow Road. After mini roundabout take 3rd right into Victoria Street, then first left into Knoxland Square. No 11 is on your left.

#### Additional Information

Home Report Valuation: £90,000  
Asking Price: Offers Over £85,000  
Council Tax Band: B  
Energy Efficiency Rating: C  
Gas Central Heating  
Double Glazing

#### 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)