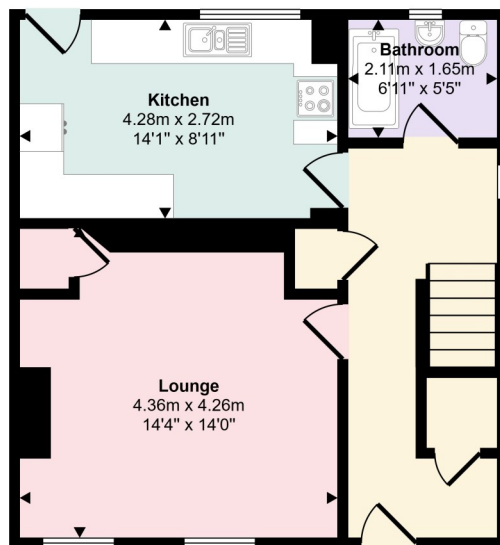




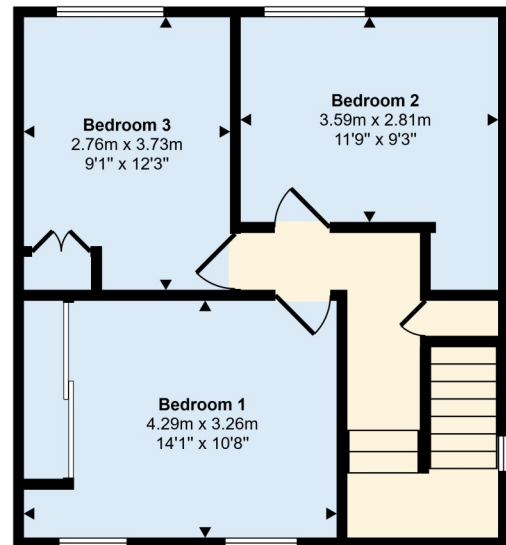
83 Carman View, Dumbarton, G82 3AU

Introducing an exceptional three-bedroom semi-detached villa, meticulously upgraded and positioned on an expansive plot within the desirable Bellsmyre district. This is a home that blends contemporary elegance with effortless comfort.

Approx Gross Internal Area  
93 sq m / 1002 sq ft



Ground Floor  
Approx 47 sq m / 502 sq ft



First Floor  
Approx 46 sq m / 500 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 agents office proceed to roundabout, take 2nd exit and under railway bridge into Townend Road. At the next roundabout take second exit to top of hill then veer right into Bellsmyre Avenue. Turn right into Lomond Drive then second right into Carman View. No 83 is on your left.

#### Additional Information

Home Report Valuation: £170,000  
Asking Price: Fixed Price £168,000  
Council Tax Band: C  
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)

#### 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.