



David Muir Estate Agents are delighted to present this immaculately appointed four-bedroom semi-detached villa, a home that blends contemporary styling with generous family accommodation.



1ST FLOOR



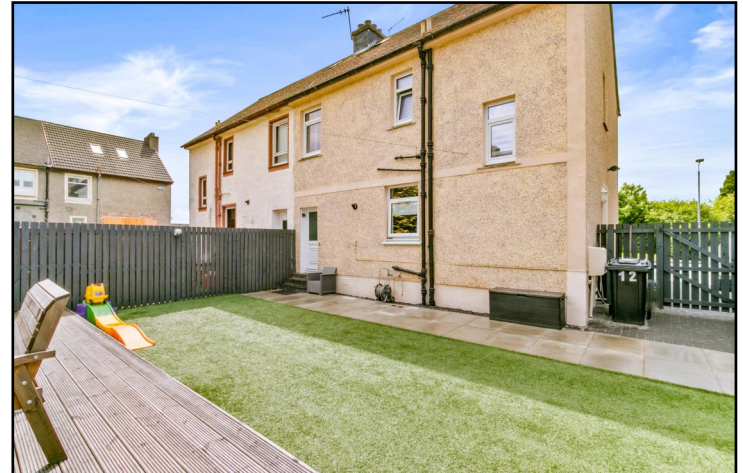
2ND FLOOR



**TOTAL: 99 m<sup>2</sup>**  
 1st floor: 50 m<sup>2</sup>, 2nd floor: 49 m<sup>2</sup>  
 EXCLUDED AREAS: WALLS: 10 m<sup>2</sup>

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT





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#### **Travel Directions**

From central Dumbarton head north on Round Riding Road, take the second left onto Kilpatrick View and the house sits on your right.

#### **Additional Information**

Home Report Valuation: £245,000  
Asking Price: Offers Over £240,000  
Council Tax Band: C  
Energy Efficiency Rating: D  
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.