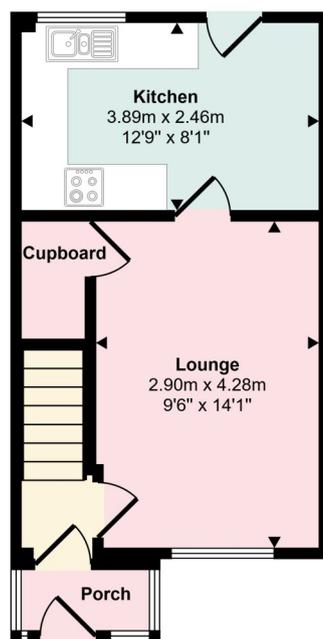




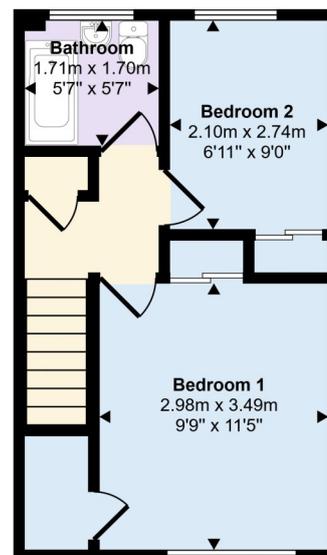
28 Hawthorn Avenue, Dumbarton, G82 5HS

This well-presented two-bed mid-terrace villa enjoys an elevated position offering stunning views towards the Firth of Clyde and beyond. The property features light, tasteful décor throughout, gas central heating, uPVC double glazing, quality floor coverings, and low-maintenance gardens to the front and rear.

Approx Gross Internal Area  
56 sq m / 603 sq ft



Ground Floor  
Approx 28 sq m / 306 sq ft



First Floor  
Approx 28 sq m / 297 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 agent's office in Church Street, proceed to roundabout and take first exit along dual carriageway heading west. Cross Artizan Bridge over River Leven. Continue through two sets of traffic lights at Dalreoch and onto Cardross Road. Follow road for approx 3/4 mile and take second right after The Joint Hospital into Hawthorn Avenue. Follow the avenue towards the end of the cul de sac. No 28 is on your right

#### Additional Information

Home Report Valuation: £135,000  
Asking Price: Offers Over £130,000  
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.