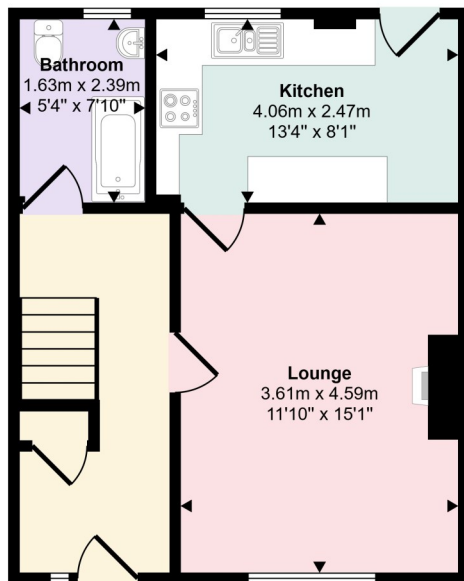




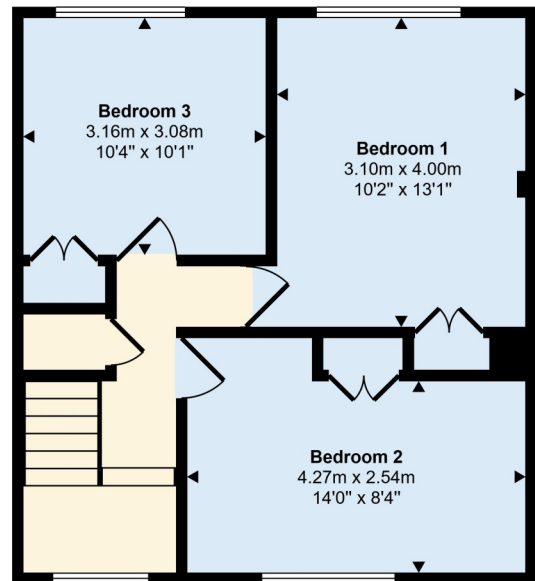
35 Langlands Terrace, Dumbarton, G82 3BG

This beautifully presented three-bedroom mid-terrace villa occupies a generous plot and offers spacious, well-designed accommodation throughout.

Approx Gross Internal Area  
88 sq m / 948 sq ft



Ground Floor  
Approx 42 sq m / 448 sq ft



First Floor  
Approx 46 sq m / 499 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.



David Muir Estate Agents  
2 Church Street, Dumbarton,  
G82 1QL



Tel 01389 734366  
Fax 01389 742476



tracy@davidmuirestates.co.uk



davidmuirestates.com



davidmuirestates

#### **Travel Directions**

From the agent's office in Church Street proceed through roundabout onto Townend Road. At the next roundabout take second exit then at top of hill veer right into Bellsmyre Avenue. Continue and take 3rd on right into Langlands Terrace. No35 is on your left hand side.

#### **Additional Information**

Home Report Valuation: £120,000

Asking Price: Offers Over £118,000

Council Tax Band: B

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.