



2 Stoneyflatt Road, Dumbarton, G82 3HN

David Muir & Company take great pleasure in presenting to the open market this immaculate 3 bedroom end terrace villa. The property offers spacious family accommodation over the traditional 2 levels. This delightful and well presented home will appeal to a wide variety of purchasers. Further enhancements include gas central heating and double glazing.

LOWER: Family sitting room, modern dining size kitchen with gas hob, electric oven and chimney hood. WC.

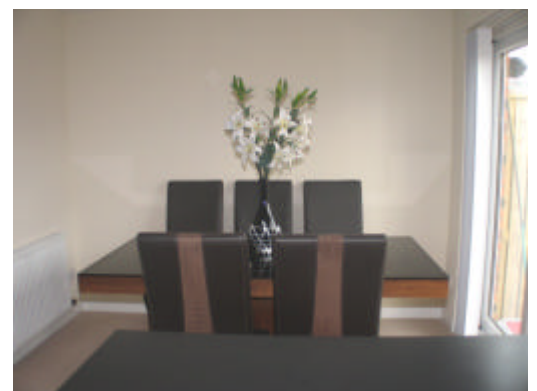
UPPER: Two double bedrooms both with in-built storage, generous size single bedroom with in-built storage. Three piece family bathroom comprising Vanity WC and wash hand basin, bath with overhead electric shower.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 60D12.

**Room Dimensions**

- Lounge - 15ft 7ins x 12ft 9ins
- Kitchen/diner - 16ft 2ins x 9ft 6ins
- Bedroom 1 - 12 ft 10ins x 9ft 3ins
- Bedroom 2 - 10ft 4ins x 9ft 4ins
- Bedroom 3 - 9ft 7ins x 6ft 7ins
- Bathroom - 6ft 6ins x 6ft 2ins





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**FIXED PRICE £135,000**



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### HOME REPORT

This property benefits from a Home Report which can be obtained online from [www.onesurvey.org](http://www.onesurvey.org) or alternatively by request from David Muir & Co.

### Travel Directions

From The Agents office in Church Street, and take 3rd exit at round-a-bout into Strathleven Place. Continue into Bonhill Rd and take the 3rd turning on your right, to Round Riding Rd. Proceed directly across traffic lights at Stirling Rd, and take 1st left into Whiteford Avenue. Take turning on your left into Whiteford Gate the property is located on your right hand side.

### 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.

Should you require financial advice on this or any other property, please speak to our mortgage consultant Paul Lynch on 01389 734366

Your home may be repossessed if you do not keep up repayments on your mortgage.

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