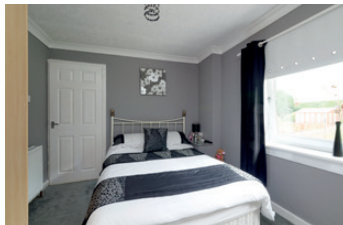
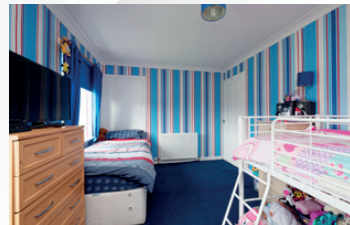





McEwan Fraser Legal
Solicitors & Estate Agents
0141 404 5474

182 Cardross Road
DUMBARTON, WEST DUNBARTONSHIRE, G82 5DG

182 CARDROSS ROAD



Offering all the facilities of a small town, which are conveniently placed within walking distance of Cardross Road, including an excellent railway station approximately one mile away. The town has three public parks, a theatre, a large public library, sports complex and leisure pool. Dumbarton has several good secondary and primary schools. Within a few miles, north of Dumbarton is The Loch Lomond National Park, with walks, sailing and all manner of outdoor activities available all year round. To the west, is the attractive seaside town of Helensburgh. A few miles further west, the Western Highlands wait to be explored offering extensive walking and the opportunity to go skiing climbing or sailing.

Part exchange available. McEwan Fraser Legal are delighted to bring to the market this two-bedroom terraced property. The property consists of an entrance

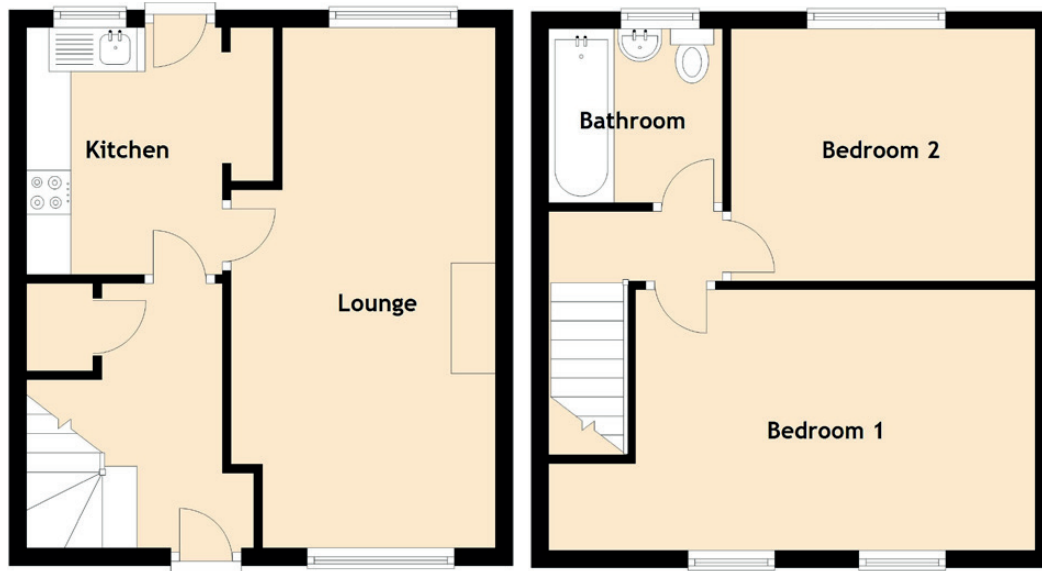
hallway with storage cupboard. The bright and airy lounge allows for exemplary furniture configurations and space for dining table. The kitchen comes complete with floor to ceiling units, free standing cooker (included in sale), space for fridge freezer, washing machine and tumble dryer as well as access to the back garden.

On the upper-level there is access to the attic as well as two good sized bedrooms, all rooms allow for good furniture configurations, bedroom one also benefits from a deep storage cupboard. The family bathroom completes the property internally with electric shower over bath, wash hand basin and WC.

Externally the back garden benefits from a patio and a large grassed area, the front garden is of little maintenance. The property also benefits from gas central heating, double glazing and on-street parking.



PROPERTY SPECIFICATIONS

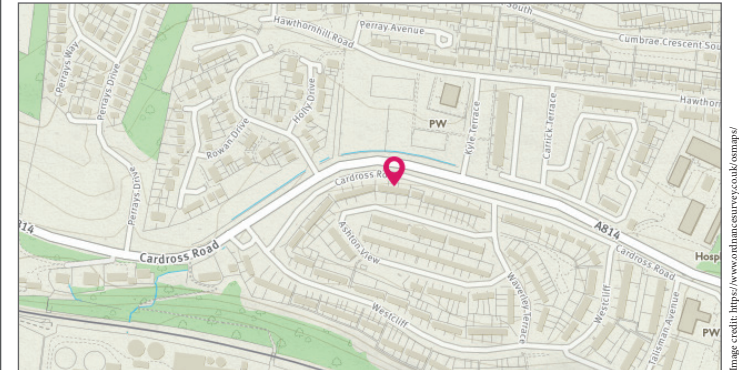


Approximate Dimensions
(Taken from the widest point)

Lounge	5.90m (19'4") x 3.00m (9'10")
Kitchen	2.80m (9'2") x 2.80m (9'2")
Bedroom 1	4.60m (15'1") x 3.00m (9'10")
Bedroom 2	3.50m (11'6") x 2.90m (9'6")
Bathroom	2.00m (6'7") x 2.00m (6'7")

Gross internal floor area (m²) - 66m²

EPC Rating - C



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Part
Exchange
Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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Photographer



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Designer