



GARDEN STIRLING BURNET

**40 TOWNEND ROAD**  
DUMBARTON, WEST DUNBARTONSHIRE, G82 2AN



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This three-bedroom semi-detached house enjoys a convenient setting in the historic riverside town of Dumbarton, within easy walking distance of schools, central shops, and the train station, which provides swift 30-minute connections to Glasgow. The nearby motorway network further enhances commuting, and scenic open spaces are close at hand for time outdoors. Bright and well-proportioned, the ideal family home boasts a dual-aspect living/dining room, a modern kitchen with generous storage and direct garden access, and a bathroom with a shower-over-bath. Outside, the lawned gardens are secure to the rear and include a shed, whilst unrestricted on-street parking is available nearby.

Extras: All fitted floor and window coverings, and light fittings are included in the sale.





**"This three-bedroom semi-detached house enjoys a convenient setting in the historic riverside town of Dumbarton."**

## FEATURES

- Historic riverside town with excellent commuter links
- Bright, well-proportioned semi-detached house
- Entrance hall with storage
- Spacious dual-aspect living/dining room
- Modern kitchen with garden access and good storage
- Principal bedroom overlooking the rear garden
- Two further good-sized bedrooms
- Bright bathroom with shower-over-bath
- Lawned gardens, secure to the rear, with shed
- Unrestricted on-street parking nearby
- Gas central heating and double glazing











**OFFERS TO:**  
**40 High Street**  
**Glasgow, G1 1NL**

**Tel: 01414 731 124 or**  
**07761 280 840**



#### HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

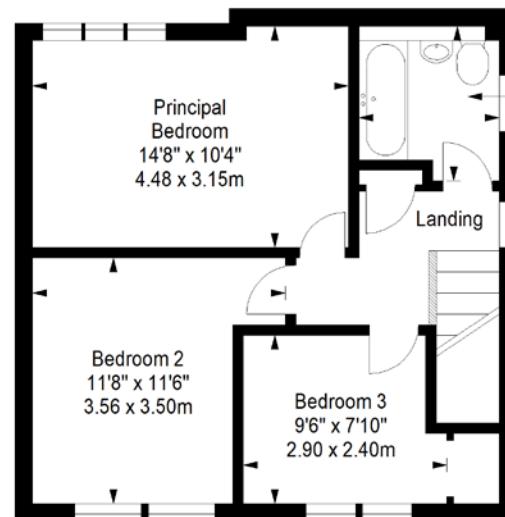
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

**Ground Floor**  
Approx. 44.6 sq. metres (480.1 sq. feet)

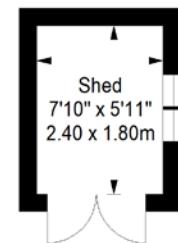


**First Floor**  
Approx. 44.6 sq. metres (480.1 sq. feet)



**Bathroom**  
7'3" x 6'7"  
2.20 x 2.00m

**Shed**  
Approx. 4.3 sq. metres (46.3 sq. feet)



**Total area: approx. 89.2 sq. metres (960.2 sq. feet)**