

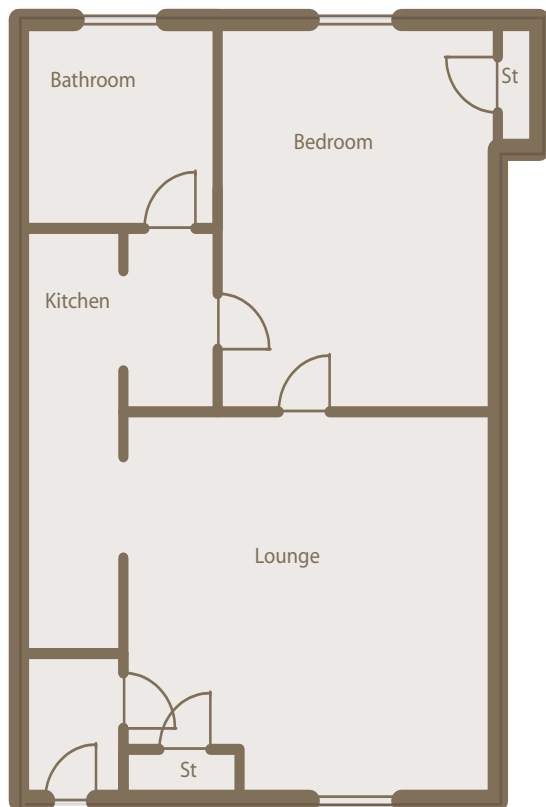
## 22 Hill Street, Alexandria, Dumbartonshire G83 0DU

Traditional, main door one bed flat, ideally positioned close to town centre





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Traditional, main door one bed flat, ideally positioned close to town centre. The property is within walking distance of local amenities with bus and rail links. The property is situated within traditional red sandstone building with communal gardens to the rear, laid to lawn with drying area.

Accommodation comprises entrance vestibule, lounge, kitchen, bathroom and bedroom. This property offers an ideal opportunity for the first time buyer or investor.

This property is being sold as seen in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No movable items will be included in the sale.

The home report valuation on this property is £52,000. Details of the home report can be accessed at <http://www.packdetails.com/notify.htm?sr=HP158629&pc=G830DU>

Viewing by appointment with Clyde Property on 01389 771777

Date of Entry: Negotiable.

Ref No: DA0320/SC/LW/11/07

Reception Hallway		
Lounge	11'8" x 11'9"	3.5m x 3.6m
Kitchen	12'9" x 3'5"	3.9m x 1.0m
Bedroom	11'9" x 9'2"	3.6m x 2.8m
Bathroom	6'6" x 6'3"	2.0m x 1.9m

Please Note - Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. No services, equipment or central heating have been tested and no warranty is given or implied that these are in working order or that they are connected to a supply. Buyers are advised to see their own verification in this regard.

