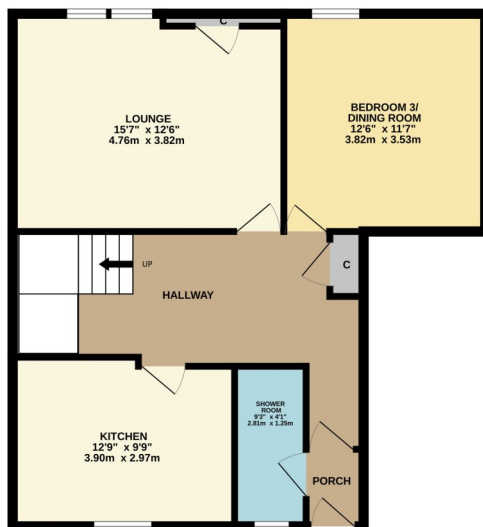




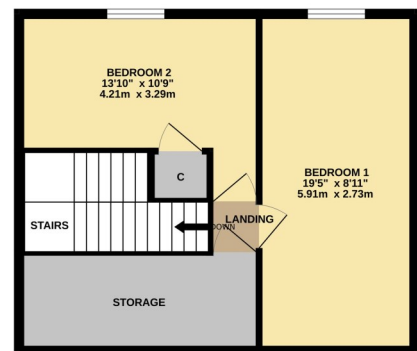
12 Smollett Street, Alexandria, G83 0DS

David Muir Estate Agents are delighted to present to the market this well presented three-bedroom first floor flat over two levels which forms part of a traditional red sandstone block, and which is conveniently located within walking distance to Christie park, the town centre, local schooling and public transport links.

FIRST FLOOR  
684 sq.ft. (63.6 sq.m.) approx.



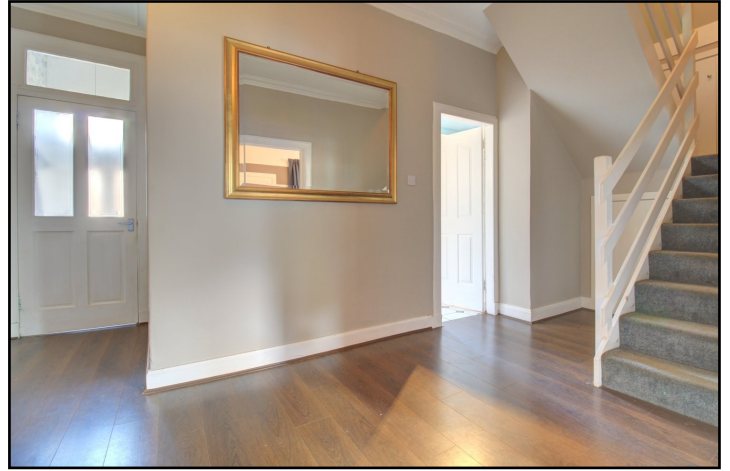
ATTIC FLOOR  
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 1126 sq.ft. (104.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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#### **Travel Directions**

From The Fountain at Alexandria Main Street, head towards Balloch, take the first left onto Hill Street, then second right onto Smollett Street. No 12 is on your right hand side.

#### **Additional Information**

Home Report Valuation: £110,000

Asking Price: Offers Over £105,000

Council Tax Band: D

Energy Efficiency Rating: D

Double Glazing

Gas Central Heating

#### **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.