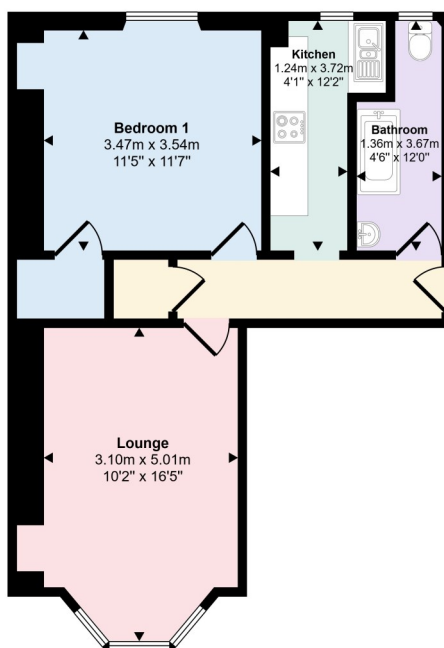




Flat 8, 6 Williamson Avenue, Dumbarton, G82 2AE

A well-presented one-bedroom top-floor flat forming part of a traditional tenement block on ever-popular Williamson Avenue, this property offers generous proportions, classic period charm and superb convenience. Ideally positioned close to a wide range of local amenities and excellent public transport links.

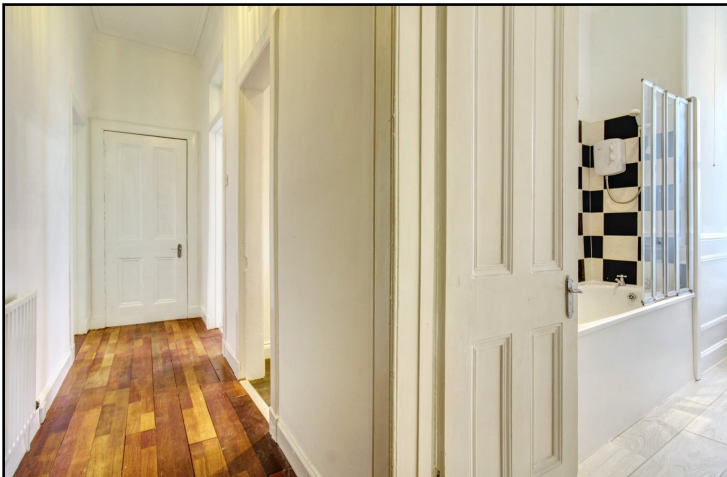
Approx Gross Internal Area  
49 sq m / 528 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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#### Travel Directions

From the agents office in Church Street proceed to roundabout. Take 3rd exit into Strathleven Place. Continue under railway bridge into Bonhill Road. Take second on your left into Hamilton Street and veer right into Williamson Ave. No 6 is on your left. The flat is located on the top floor right hand door.

#### Additional Information

Home Report Valuation: £85,000  
Asking Price: Offers Over £80,000  
Council Tax Band: B  
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.