



OFFERS OVER

£69,995

Wilson Street

Alexandria, G83 0EE

## PROPERTY SUMMARY

A smart and inviting main-door ground-floor flat, this well-presented one-bedroom home offers an appealing blend of privacy, practicality and comfort. With its own private entrance and easily maintained layout, it represents an excellent opportunity for first-time buyers or investors seeking a property that is both welcoming and ready to enjoy.

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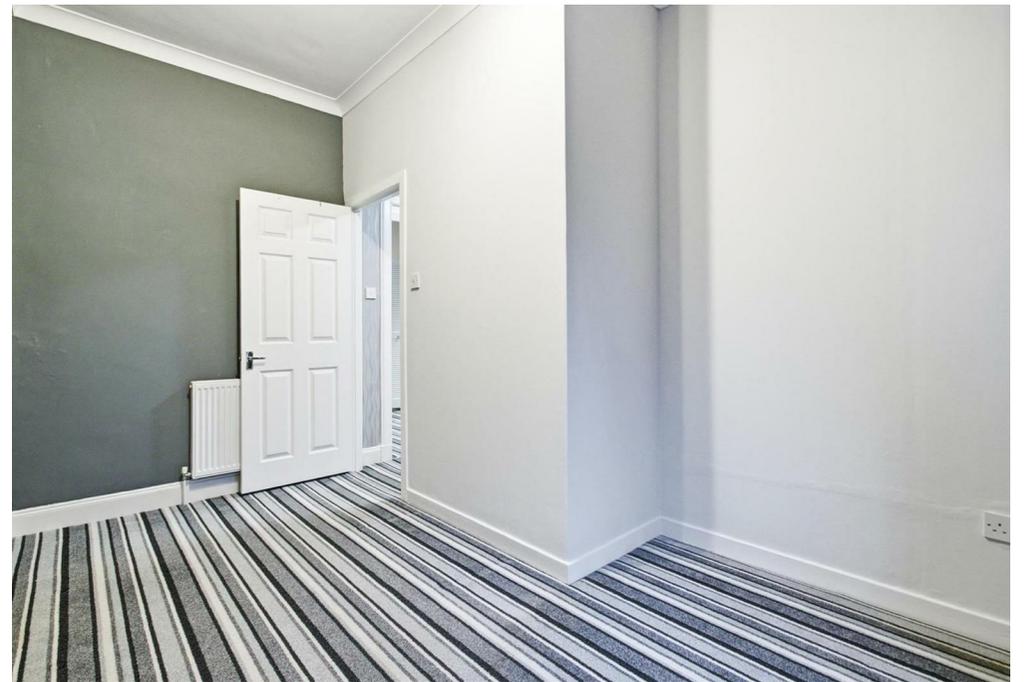
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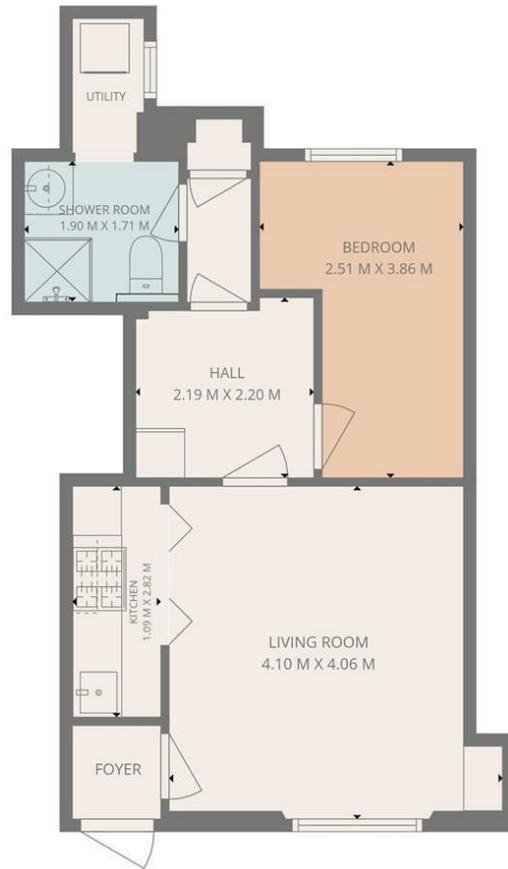
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**TOTAL: 38 m<sup>2</sup>**  
 1st floor: 38 m<sup>2</sup>  
 EXCLUDED AREAS: UTILITY: 2 m<sup>2</sup>, UNDEFINED: 0 m<sup>2</sup>, WALLS: 5 m<sup>2</sup>

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT



**LOCAL AUTHORITY**

West Dunbartonshire

**TENURE**

Freehold

**COUNCIL TAX BAND**

A

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**HAXTON**  
 PROPERTY

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**OFFICE DETAILS**

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