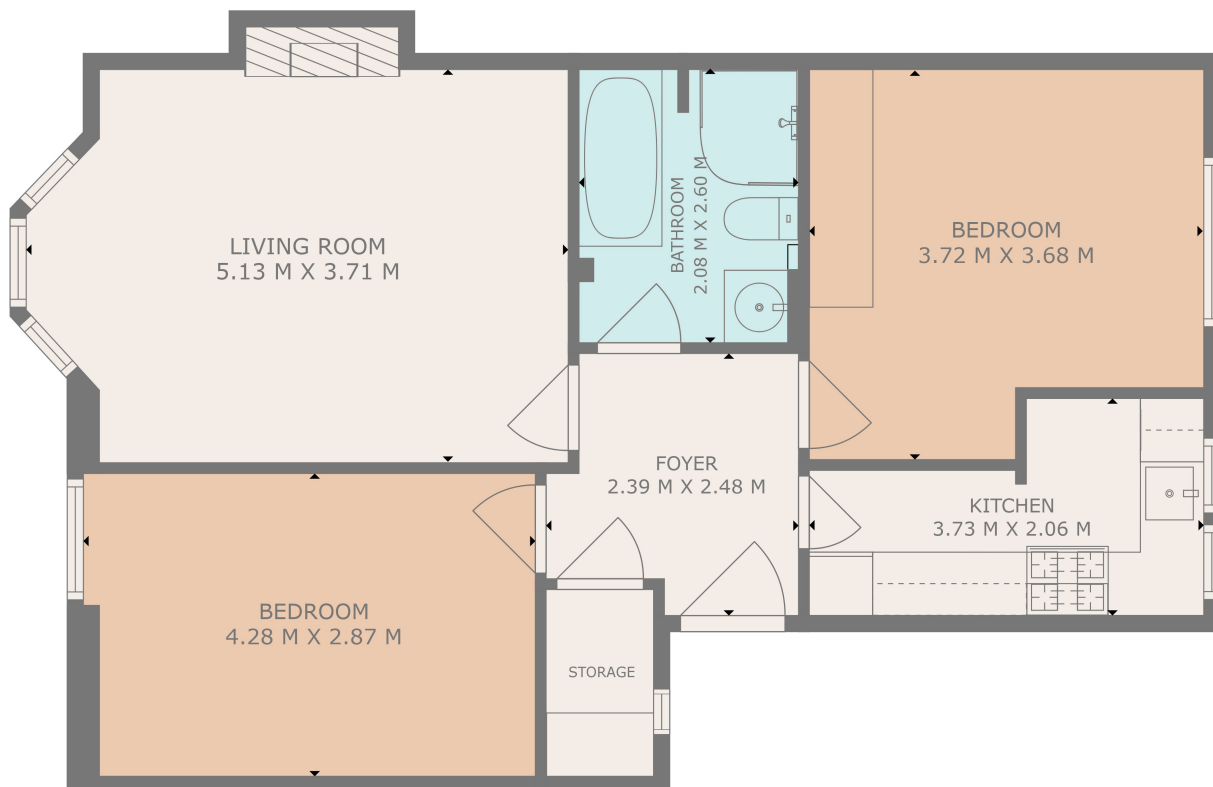




Flat 1/2, 7 Williamson Avenue, Dumbarton, G82 2AE

Forming part of the Williamson Avenue sandstone terrace this spectacular first floor flat offers generously proportioned apartments in absolute walk in condition. A delightful proposition for the most discerning of buyers. The flat enjoys a raised and open aspect overlooking Dumbarton Common from the front facing bay window and main bedroom ensuring this fabulous home retains a peaceful ambience throughout.



**TOTAL: 64 m<sup>2</sup>**  
 FLOOR 1: 64 m<sup>2</sup>  
 EXCLUDED AREAS: FIREPLACE: 0 m<sup>2</sup>

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







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#### **Travel Directions**

From the agents office in Church Street proceed to the roundabout. Take the 3rd exit onto Strathleven Place. Continue under the railway bridge onto Bonhill Road. Take the second road on your left onto Hamilton Street and veer right into Williamson Ave. Number 7 is on your right. The flat is located on first floor right hand door.

#### **Additional Information**

Home Report Valuation: £115,000  
Council Tax Band: B  
Energy Efficiency Rating: C  
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.