



**CLYDEBANK**  
Estate & Letting Agents

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**REFERENCE**  
8826

**PRICE**  
Offers over £62,500

**SELLER**  
Clients of Clydebank Estate & Letting Agents

**PROPERTY ADDRESS**  
120 Pappert, Alexandria, G83 9LF

**Property Misdescriptions Act:** Please note that these particulars are prepared by us on the basis of information provided to us by our client. We have not tested the electrics, Fixtures, fittings or other appliances that may be within the property, including the Central Heating. Prospective purchasers can make their own enquiry.

**VIEWING**  
By appointment only: Please contact our office at: 48 Kilbowie Road, Clydebank on 0141 952 9988.

**YOUR NEXT MOVE**

**MORTGAGES**  
If you require mortgage advice please contact our office and a member of staff can assist you further with this.

**SOLICITORS**  
We can provide preferential solicitor fees through our relationship with local solicitors.

**MARKET APPRAISALS**  
To enable you to ascertain your own purchasing power we offer a FREE valuation service. Please contact 0141 952 9988

**MONEY LAUNDERING**  
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**OFFERS**  
All offers and intimations of interest to:-  
Tel: 0141 952 9988 Fax: 0141 952 2622



**120 Pappert  
Alexandria  
G83 9LF**

**Offers over £62,500**



Clydebank Estate & Letting Agents proudly present to market this spacious TWO bedroom, mid terraced property within the sought after Alexandria area.

This area is extremely popular with families and early viewing is highly recommended.

The property is currently tenanted and is brought to market with a sitting tenant, providing a rental income of £550 per calendar month. The property is fully compliant and has the potential to provide income for many years to come.



## Property Information

The property comprises entrance hallway with staircase to upper level and access to all lower level rooms. The lounge to the rear, is spacious and bright with large feature window. The kitchen has been upgraded to include a combination of wall and floor mounted units with contrasting metro style tiling, integrated oven, hob and hood. On the upper level there are two double bedrooms and family bathroom comprising modern four piece white suite, with bath and

## Room Sizes

Lounge: 4.39m x 3.20m

Kitchen: 3.46m x 3.89m

Bedroom One: 4.50m x 2.83m

Bedroom Two: 4.73m x 2.59m

Bathroom: 3.27m x 1.46m

## Location

Bonhill, Alexandria is the perfect location for commuting to work or exploring everything the stunning area of Loch Lomond has to offer and within easy reach of the A82 road network.

