

Broomhill Crescent, Alexandria, West Dunbartonshire

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Offers over
£208,500

**SBXPROPERTY**
ESTATE & LETTING AGENTS



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Description

A fantastic home for the growing family this modern **FOUR BEDROOM and TWO BATHROOM** Semi Detached Villa has many practical and tasteful upgrades and is offered to the market in true walk in condition.

Accommodation: Entrance hallway with handy W.C located off, generous sized lounge. Focal wall with surround and electric fire inset, ceiling cornice and fresh modern decor. Beautifully appointed dining kitchen comprising dark grey high gloss wall and base units presented over three sides, AEG electric cooker, hood, integrated fridge, freezer, and dishwasher. Washing machine and granite floor tiling. Sink and drainer with pull out flexi-tap and co-ordinated work surfaces. Defined dining area for table and chairs with French doors to rear gardens. Lower 4th bedroom with underfloor heating. Front and rear access doors.

Front facing master bedroom with wall length freestanding wardrobe, second rear facing bedroom with built in wardrobe assembly and third bedroom with handy storage cupboard. Family bathroom comprising bath with electric shower over, vanity unit with his and hers wash hand basins, close couple W.C, easy clean wet wall finishes. Loft access from hallway.

Front garden with double paved driveway with neat and tidy lawn. Superb multi-level rear gardens comprising large slate flagstones with dual stone chipped areas and dwarf retaining wall, uppermost decking area with artificial turf wholly bound by timber fencing for privacy.

Additional benefits include extensive use of hardwood finishes and internal doors, ceiling downlighters, gas central heating, double glazing, suntrap rear gardens. Early viewing is highly recommended to avoid disappointment.

EPC:C71:9573-1008-1205-1844-3200

THE HOME REPORT IS AVAILABLE FROM OUR OWN WEBSITE

Floorplan & Room Sizes



Lounge 4.75m x 3.85m (15'7" x 12'7")

Dining Kitchen 4.85m x 2.65m (15'11" x 8'8")

Downstairs W.C 0.90m x 2.10m (3'0" x 6'11")

4th Bedroom-Office 5.10m x 2.75m (16'8" x 9'0")

Bedroom 1 4.10m x 2.85m (13'6" x 9'5")

Bedroom 2 2.85m x 2.85m (9'5" x 9'5")

Bedroom 3 3.05m x 2.10m (10'0" x 6'11")

Bathroom 2.25m x 1.85m (7'5" x 6'1")







To view a copy of the home report please visit our website www.sbproperty.co.uk

PLEASE NOTE

These property details are set out as a general guideline only. They do not constitute any part of an offer or contract.

MEASUREMENTS: All measurements are taken with an electronic digital measuring device. We strongly advise all prospective purchasers take their own measurements before ordering carpets, blinds, furniture etc. **APPLIANCES:** The electrical, gas powered appliances and heating systems have not been tested as working by us, we recommend that you instruct your own independent evaluation of these. **FIXTURES AND FITTINGS:** All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. These particulars are believed to be correct, however their accuracy cannot be guaranteed.

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