

Ladyton, Alexandria, West
Dunbartonshire



Offers over
£93,500

SBXPROPERTY
ESTATE & LETTING AGENTS



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Description

An excellent opportunity to acquire this **THREE BEDROOM MID TERRACE VILLA** located in popular Ladyton Estate, Bonhill. The property has good room sizes, modern fitted kitchen with appliances, enclosed gardens and is sure to appeal to a variety of buyers.

Accommodation: Entrance hallway with storage cupboard off and second understairs storage cupboard at furthest end of hallway. Sizeable and freshly decorated rear facing lounge, focal wall with fire surround and electric fire inset, large window and fully glazed rear access door allowing natural light into the room.

Fitted kitchen with "Beech" effect wall and base mounted units presented over three sides, four ring electric hob, electric oven and extractor hood, sink and drainer, fridge freezer and washing machine, co-ordinated worksurfaces, tiled splashbacks and recessed ceiling lighting. Space for table and chairs.

Upper accommodation comprises front facing double bedroom with carpeting and matching decor, two additional double bedrooms both with grey wood effect laminate flooring and co-ordinated colour schemes, all bedrooms have ample space for free standing furniture.

Family bathroom comprising bath with electric shower over, close couple W.C and wash hand basin, fully tiled round bath area with emulsion finishes and shoulder height tiling to remainder. Loft access and handy additional storage cupboard on top landing. Front garden laid to lawn and bordered by privet hedging, enclosed rear gardens with dual lawn areas, timber and wrought iron fencing with gate access to pathway.

Additional benefits: gas central, double glazing and current reg's smoke and heat detectors in place.

EPC:C70: 2900-7754-0322-4099-1543 **THE HOME REPORT CAN BE DOWNLOADED FROM OUR OWN WEBSITE.**

Floorplan & Room Sizes



Lounge 5.60m x 4.05m (18'5" x 13'4")

Kitchen 3.05m x 4.40m (10'0" x 14'5")

Bedroom 1 4.40m x 3.10m (14'5" x 10'2")

Bedroom 2 4.05m x 2.65m (13'4" x 8'8")

Bedroom 3 2.90m x 2.30m (9'6" x 7'6")

Bathroom 2.10m x 1.70m (6'11" x 5'7")







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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