

Kirkpatrick Crescent, Alexandria, West
Dunbartonshire



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Offers over
£134,000

SBXPROPERTY
ESTATE & LETTING AGENTS



Email
all@sbproperty.co.uk

Phone
01389 731730

Website
www.sbproperty.co.uk







Description

Fantastic opportunity to acquire this **TWO DOUBLE BEDROOM** semi-detached villa offered to the market in walk in condition, the property has been upgraded throughout ownership, the gardens have also been landscaped and well maintained. Viewing is essential to fully appreciate the accommodation on offer.

Accommodation: Entrance hallway with door to "L" Shaped lounge-Diner. Focal wall with brick effect wallpaper finish and matching slate grey-coloured walls with co-ordinated laminate flooring. large picture window to front with dual top hoppers, handy under-stairs storage cupboard. Defined dining area suitable for table and chairs with access to kitchen and French Doors leading to back gardens and Patio area. Modern fitted kitchen units in high gloss black presented over two sides, four burner electric hob, oven and extractor hood, stainless steel sink and drainer, dishwasher, fridge-freezer and space for washing machine, door access to side area of gardens.

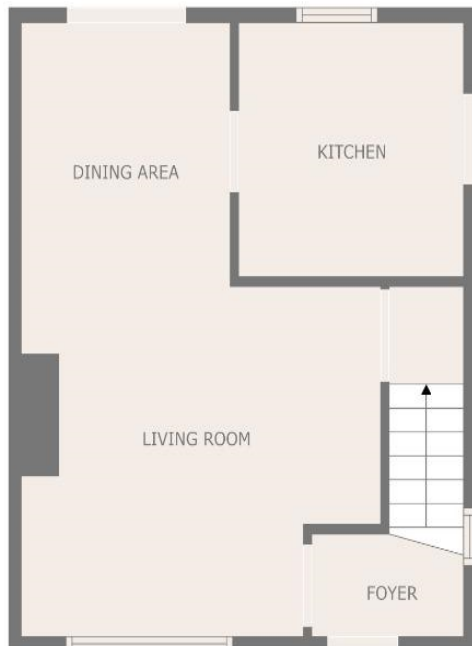
Front facing double bedroom with wall length free standing wardrobes, dual window assemblies, two tone emulsion finishes with dado rail and alcove recess currently used as a dressing area, rear facing double bedroom with cabin style bunk beds and handy built in wardrobe facility ideal for hanging clothes and for additional storage, both bedrooms have ample room for free standing furniture. Modern bathroom comprising: "P" shaped bath with mains powered shower over, full height wall tiling and recessed ceiling lighting. Close Couple W.C, vanity unit with wash hand basin inset and chrome heated towel rail, matching Vinyl flooring. Loft access from upper landing.

Front gardens mainly laid to lawn bordered with mature shrubs and trees, parking is afforded with the dual car paved driveway. Fully enclosed rear gardens with patio and grassed areas, combination of paved and slabbed pathways leading to access gate to fully grassed playing field.

The property has been upgraded by the current owners and is in walk in condition, this is an ideal buy for the growing family or indeed the FTB. Viewing is highly recommended.

EPC: D64:0110-2299-5030-2204-7775... **Completion Certificate for Cut Down and Door Installation attached to Home Report which is available from our website.**

Floorplan & Room Sizes



Lounge 4.40m x 3.65m (14'5" x 12'0")

Dining Area 2.55m x 2.75m (8'5" x 9'0")

Kitchen 2.75m x 2.65m (9'0" x 8'8")

Bedroom 1 4.70m x 2.95m (15'5" x 9'8")

Bedroom 2 3.45m x 3.35m (11'4" x 11'0")

Bathroom 1.65m x 1.85m (5'5" 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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