

38-2 King Edward Street, Alexandria,  
West Dunbartonshire



Offers over  
£68,500

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## Description

Beautifully presented **FIRST FLOOR and ATTIC FLAT** offered to the market in walk in condition. The property has been fully renovated by the current owner, the layout and trendy styling would make this an ideal property as a first time buy.

Accommodation: Entrance hallway with self-coloured wood effect laminate flooring and staircase leading to attic bedroom, vertical wall radiator. Contemporary W.C located off with attractive "L" shaped vanity unit with W.C and wash hand basin inset and easy clean wet wall finishes.

Most appealing and sizeable lounge with tray ceiling and LED lighting, shelved alcove, co-ordinated carpeting and discreet vertical central heating radiator, neutral decorative finishes and small understairs storage cupboard. Glazed French doors leading to a beautifully appointed dining kitchen with an excellent range of Grey "Oak Effect" wall and base mounted units, one and a half bowl sink and drainer, five burner gas hob with extractor hood, eye level electric oven and microwave, fridge/freezer and space for table and chairs. Co-ordinated floorcoverings, worksurfaces and splashbacks with matching wall sockets. Wall mounted combination boiler.

Attic bedroom almost covering the full footprint of the lower floor with camp ceilings and Velux roof window, vanity unit, wash hand basin inset with mixer tap, colour matching vertical wall mounted radiator, quadrant shower cubicle with mains powered shower inset and bidet.

Well-tended communal drying green and on street parking, close proximity to shops, local gym, swimming pool, VOLDGH and Loch Lomond. The unique and trendy design and layout will surely appeal to the discerning purchaser looking for that first step onto the property market. Walk in condition. The property is accessed via walkway between numbers 36 and 40, take the right hand stairs to first door on your right.

EPC:D66:4614-4623-5100-0786-8226 **THE HOME REPORT IS AVAILABLE FROM OUR OWN WEBSITE**

## Floorplan & Room Sizes



FLOOR 2

**Lounge** 4.1m x 4.65m (13'6" x 15'4")

**Dining Kitchen** 3.65m x 3.95m (12'0" x 13'0")

**Downstairs W.C** 1.6m x 1.2m (5'2" x 3'11")

**Attic Bedroom** 3.5m x 5.85m (11'6" x 19'2")











To view a copy of the home report please visit our website [www.sbproperty.co.uk](http://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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