

333B Main Street, Alexandria, West  
Dunbartonshire



Offers over  
£67,000

**SBX PROPERTY**  
ESTATE & LETTING AGENTS



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## Description

Excellent opportunity to acquire this **ONE BEDROOM, BOXROOM and BASEMENT** flat located in Main Street Alexandria. The property would equally suit the F.T.B or developer looking to convert the basement area.

Accommodation: Entrance hallway with storage cupboard off, generous front facing lounge, focal wall with Limestone fire surround and electric fire inset, dual double glazed window assemblies, ceiling cornice and neutral decorative finishes. Fitted kitchen comprising "Beech" effect wall and base mounted units presented over two sides, stainless steel sink and drainer with mixer tap, four burner gas hob, electric oven and extractor hood. Wall mounted combination boiler, spaces for washing machine and fridge freezer. Handy boxroom located off hallway.

Double bedroom with built in wardrobe assembly with overhead storage facilities. Bathroom comprising: bath with electric shower over, wash hand basin and close couple W.C. Fully tiled round bath area with pine channel lining and emulsion finishes to remainder.

The property has a large basement (approx 18sqm) which is accessed from the rear garden, subject to planning this room offers the potential of developing the accommodation over two levels, numerous properties in the same location having done so, alternatively this room could easily be utilised as an office for the home worker, the basement is served by central heating, lighting and power sockets and overall could be configured for residential use, we would suggest viewing to fully appreciate the flexible options available.

Additional benefits: D.G, G.C.H, shared drying. EPC:D65:4100-6717-0422-6227-1773 **THE HOME REPORT IS AVAILABLE FROM OUR OWN WEBSITE**

## Floorplan & Room Sizes



**Lounge** 4.15m x 3.90m (13'7" x 12'10")

**Box Room** 2.25m x 2.40m (7'5" x 7'11")

**Kitchen** 3.30m x 2.95m (10'10" x 9'8")

**Bedroom** 3.10m x 3.30m (10'2" x 10'10")

**Basement** 3.55m x 5.15m (11'7" x 16'11")

**Bathroom** 2.95m x 1.37m (9'8" x 4'6")











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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