

94 Strathleven Drive, Alexandria, West  
Dunbartonshire



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Offers over  
£189,000

**SBXPROPERTY**  
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## Description

Excellent opportunity to acquire this **THREE BEDROOM Semi-detached** villa located on Strathleven Drive, Bonhill. The property has excellent room sizes, private gardens, driveway and has been freshly decorated with new floorcoverings throughout.

Accommodation: Entrance hallway leading to generous sized lounge, focal wall with fire surround and gas fire inset (capped off). Modern decorative finishes and new carpeting.

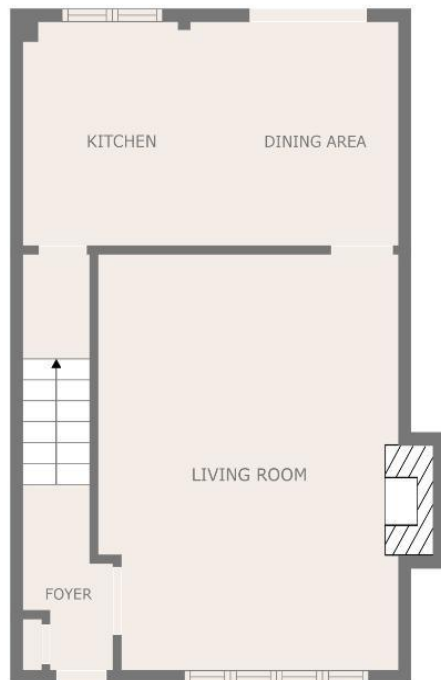
Fitted kitchen with wall and base mounted units presented over three sides, one and a half bowl sink and drainer, spaces for washing machine, fridge and dishwasher. Four burner gas hob, extractor hood and new electric oven and understairs cupboard with freezer.

Front facing double bedroom with built in wardrobe assembly, second rear facing double bedroom with dual fitted wardrobes and third bedroom with handy storage cupboard. Family bathroom comprising bath with mains shower over, wash hand basin and W.C. Loft storage is accessed from the top landing by way of drop-down ladders. Front garden laid to lawn and bordered by shrub beds, slabbed driveway. Rear garden mainly laid to lawn with patio area, bordered by mature shrubs and trees and timber fencing.

The property is sold with current smoke and heat detectors in place and would make an ideal family home. Early viewing is highly recommended.

EPC: C70: 5315-4229-9000-0007-4296 The home report is available to download from our own website.

## Floorplan & Room Sizes



**Lounge** 5.05m x 3.85m (16'7" x 12'7")

**Kitchen** 2.55m x 2.7m (8'5" x 8'11")

**Dining Area** 2.25m x 2.7m (7'5" x 8'11")

**Bedroom 1** 2.45m x 4.35m (8'0" x 14'4")

**Bedroom 2** 2.7m x 2.8m (8'11" x 9'2")

**Bedroom 3** 2.25m x 3.35m (7'5" x 11'0")

**Bathroom** 2.1m x 1.7m (6'11" x 5'7")











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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