

2 Smollet Street, Alexandria, West  
Dunbartonshire



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Offers over  
£98,500

**SBXPROPERTY**  
ESTATE & LETTING AGENTS



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## Description

Excellent opportunity to acquire this well-proportioned TWO BEDROOM Upper Flat located on highly popular Smollett Street, Alexandria. The property is offered to the market in good decorative order and would make an ideal first time buy or turnkey solution for the buy to let investor.

Accommodation comprises entrance vestibule storm doors leading to inner hallway with large storage cupboard off. Sizeable rear facing lounge with focal wall and alcove recess and storage. Window overlooking rear courtyard.

Well appointed kitchen with 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. Under unit fridge and washing machine. Tiled splashbacks with co-ordinated worksurfaces.

Front facing large double bedroom with dual aspect window assemblies, traditional features such as ceiling cornice and rose, high skirtings and feature alcove on focal wall. Second large double bedroom. Both bedrooms have grey coloured carpeting and white emulsion finishes to walls and ceilings. Both have ample room for free standing furniture. Bathroom comprising bath with mixer tap shower assembly over, glass screen, W.C and wash hand basin. Fully tiled round bath area.

Additional benefits include gas central heating, double glazing, well maintained communal rear garden grounds. Christie park being immediately adjacent is ideal for exercising/ dog walking or relaxing on a nice day. The property is also sold with current regulation heat and smoke detectors.

An immediate turnkey solution for the savvy investor or equally as a first time buy.

EPC:C70: 0120-2451-9120-2595-6005

**THE HOME REPORT IS AVAILABLE FROM OUR OWN WEBSITE.**

## Floorplan & Room Sizes



**Lounge** 4.2m x 3.3m (13'10" x 10'10")

**Kitchen** 3.75m x 1.6m (12'4" x 5'2")

**Bedroom 1** 4.95m x 3.85m (16'2" x 12'7")

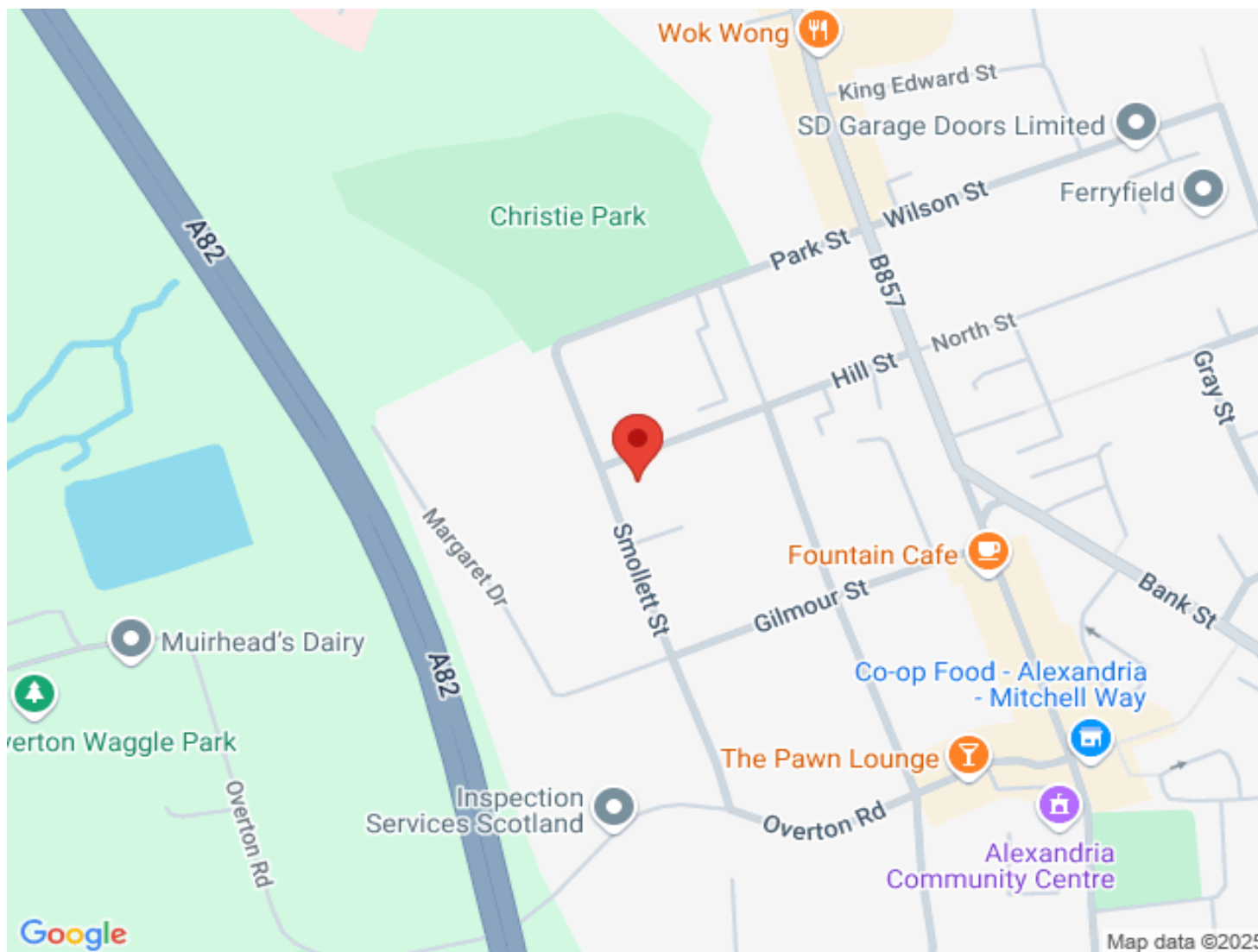
**Bedroom 2** 3.55m x 3.85m (11'7" x 12'7")

**Bathroom** 1.3m x 2.8m (4'4" x 9'2")









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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