



5 Bedrooms

Character Property

Offers Over

£410,000

Located in

Alexandria



<https://www.caledoniabureau.co.uk/>



Upper Smollett Street

Alexandria | West Dunbartonshire | G83 0LN



CLOSING DATE FRIDAY 4TH JULY AT 12PM Lower Alexandria House is quite simply a truly outstanding main door lower conversion occupying the majority of a "C" Listed handsome Traditional Detached Villa which has been creatively split to provide two dwellings.

Upper Smollett Street

£410,000 Freehold



- Outstanding Lower Conversion
- Integral Garage and Workshop
- 3 Large Public Rooms
- Five Bedrooms, Master with En-Suite and Walk-in Wardrobe/Dressing Room
- Highly Sought After Address
- 9 Adaptable Principle Apartments
- Private Gardens and Driveway
- Large Luxurious Kitchen
- Modern Family Bathroom
- Early Viewing Essential!!



GROSS INTERNAL AREA
FLOOR 1: 218 m², FLOOR 2: 96 m²
EXCLUDED AREAS: FIREPLACE: 1 m²
TOTAL: 314 m²

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT



Council Tax Band

Local Authority West Dunbartonshire

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

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