



4 Bedrooms

House - Detached

Offers Over

£285,000

Located in

Alexandria



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



18 Kirstie Place

Alexandria | | G83 9PN



Closing Date Friday 31st October at 12pm Stunning four-bedroom detached villa located in the highly sought-after area of Kirstie Place, Alexandria. This impressive property offers a perfect blend of modern living and elegant design, making it an ideal family home. With an inviting open aspect to the front, the property boasts an appealing façade that welcomes you home.

18 Kirstie Place

£285,000 Freehold



- Stunning Detached Villa
- Dining Room with French Doors into Conservatory
- Separate Utility Room and Downstairs WC
- Master with En-Suite Shower Room
- Garage and Private Gardens
- Lounge with Feature Fireplace
- Modern Fitted Kitchen
- Four Bedrooms
- Modern Family Bathroom
- Early Viewing Advised



FLOOR 1



FLOOR 2



TOTAL: 108 m²
 FLOOR 1: 56 m², FLOOR 2: 52 m²
 EXCLUDED AREAS: GARAGE: 12 m², UTILITY: 3 m², PORCH: 6 m²,
 FIREPLACE: 1 m², WALLS: 11 m²

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



Council Tax Band

Local Authority

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		
(69-80) C		
(55-68) D		
(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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