



2 Bedrooms

Flat

Offers Over

£89,995

Located in

Alexandria



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



# 67 Murroch Crescent

Alexandria | | G83 9QG



**\*CLOSING DATE WEDNESDAY 21ST JANUARY AT 12PM\*** Nestled in the desirable area of Murroch Crescent, Alexandria, this beautifully presented two-bedroom upper cottage flat.

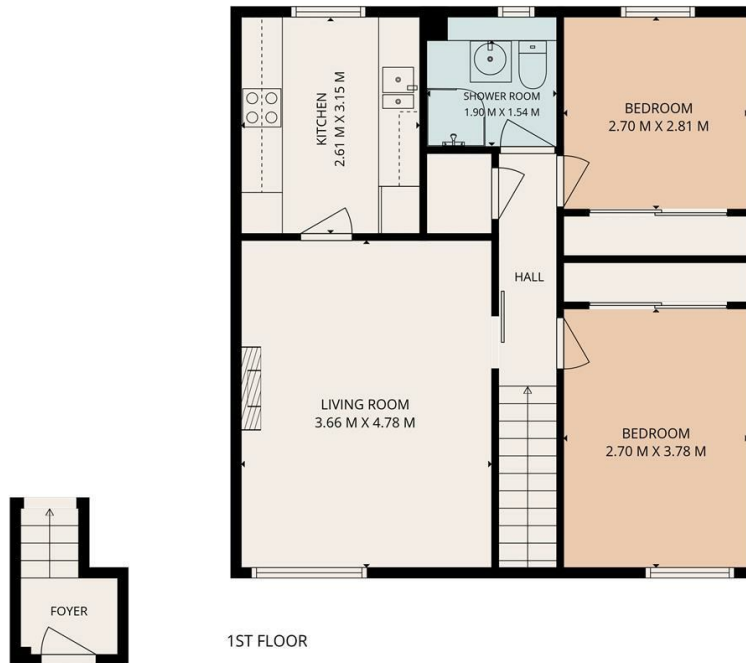
# 67 Murroch Crescent

£89,995 Freehold



- Upper Cottage Flat
- Modern Kitchen
- In Built Hanging and Storage in Both Bedrooms
- DG and GCH
- Resident and Visitors Parking
- Spacious Lounge
- Generous Sized Bedrooms
- Modern Shower Room
- Garden Ground
- Viewing Essential!





BASEMENT 1

1ST FLOOR



**TOTAL: 62 m<sup>2</sup>**  
 BELOW GRADE: 2 m<sup>2</sup>, 1st floor: 60 m<sup>2</sup>  
 EXCLUDED AREAS: WALLS: 6 m<sup>2</sup>

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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>Scotland</b>                             | EU Directive 2002/91/EC |           |

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