



- TWO BEDROOM GROUND FLOOR FLAT
- NEW BOILER (2023)
- RECENTLY UPGRADED
- SHARED GARDENS TO FRONT AND REAR

24/2, Mccoll Avenue, Alexandria, G83 0HY

Offers Over £79,995

EVE Property are delighted to present the open sales market a fabulous modern two bedroom lower flat in a popular Alexandria estate. Recently upgraded and generously proportioned throughout we anticipate significant interest to buyers looking to settle in the area - call our friendly sales team today to schedule your viewing appointment!



Property Description

Situated in the Tullichewan neighbourhood and bordering the "Gateway to the Highlands" - Balloch, this flat really does enjoy the best of both worlds, with a wealth of amenities, transport options and a rich stream of beautiful scenery, bars and restaurants whilst positioned in a lovely, quiet locale.

Through shared gardens to the front which are laid mainly to lawn, entry is via the communal door to the well maintained close with a useful private under stair cellar. Ingress to the property is via a smart white upvc door in turn giving access to the reception hall which has a unique versatile open space that can be utilised for workspace or for further storage in addition to the two useful built in cupboards. The hallway is light and bright, a theme which sets the tone for the property throughout and connects to all apartments off with mid grey deep pile carpeting running seamlessly from room to room.

The spacious lounge has dual aspect double glazed windows allowing natural light to flood into the room showcasing the abundant space for modern furniture to include a dining suite if desired, without cluttering the room. The fitted kitchen comes fully equipped with a selection of wall and floor mounted cabinetry finished in walnut wood and topped with complementary speckled effect laminate work surfaces and light grey wood effect vinyl flooring. In addition, there is a four burner gas hob, built in electric oven, a one and a half style sink and drainer in stainless steel plus ample space and servicing for a washing machine and free standing fridge freezer.



Two double sized bedrooms benefit from open aspects to the front and rear of the property. Bedroom one also



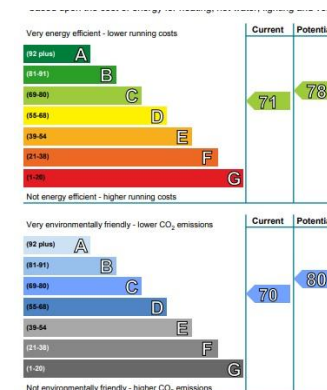
has in-built cupboard space for storing all of life's essentials! The rooms are freshly decorated and carpeted and have the added benefit of being well dimensioned. A fully tiled family bathroom completes the wonderful accommodation, it is fully tiled and furnished with a white three piece suite including an electric shower over bath.

Further enhancements include gas central heating with new boiler installed in 2023, double glazed windows and a shared drying green to the rear.

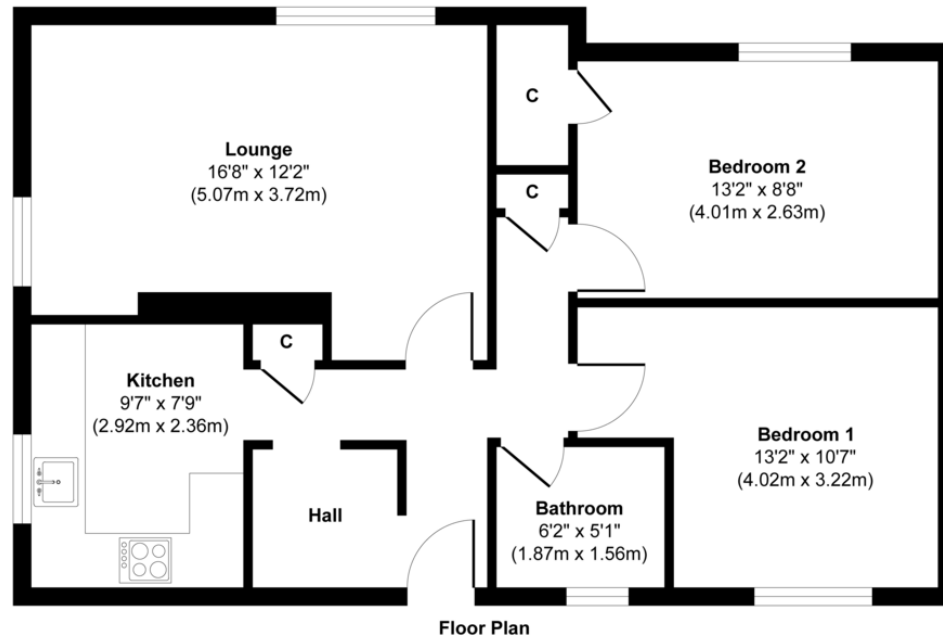
This property has all the components for modern living in a peaceful setting and a real treat to behold, with all that surrounds - beach shores of the Loch, beautiful parks and fabulous leisure amenities abound, as such will prove very popular – book your viewing slot now!



McColl Avenue is a quiet residential area within walking distance to Loch Lomond Shores, Balloch Country Park, Alexandria town centre and Vale of Leven Hospital. It is set between Balloch and Alexandria Rail Stations offering a convenient commute to Glasgow City Centre. A82 is a short drive away offering road links to M8, Erskine Bridge, Glasgow Airport, Helensburgh and Faslane Naval Base.



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Approx. Gross Internal Floor Area 659 sq. ft / 61.25 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.