



TWO BEDROOM UPPER
COTTAGE FLAT

DRIVEWAY AND GARAGE

LARGE PRIVATE GARDEN

DOUBLE BEDROOMS WITH
BUILT IN STORAGE

Wylie Avenue, Alexandria, G83 0AX

Offers Over £114,995

EVE Property are pleased to present to the open sales market a charming red sandstone two bedroom upper cottage flat in the much admired Wylie Ave in the Burnbrae district of Alexandria. Positioned on a large plot with driveway, garage and large private garden, this generously apportioned property will appeal to a wide variety of buyers looking to locate to the area.



Property Description

Nestled within a cul-de-sac and positioned away from passing traffic yet near to all amenities and transport links, this charming red sandstone apartment and gardens comes munificently dimensioned and proportioned.

The current owner has installed wrought iron fencing in matte black, producing a smart exterior finish for added kerb appeal and privacy. Additionally, this property offers off road parking, a fully paved driveway, path and garage - a rare find within the area!

The white Upvc front door gives entry to the lower hallway, ancillary space for storing shoes and coats. A carpeted staircase leads to the upper level with all apartments off. To the left and right are two generous double bedrooms, both featuring large picture windows allowing for plentiful natural light to flood each room, both of which have lovely aspects to the front and rear. The master bedroom to the front features a double shower cubicle with electric wall mounted shower and bespoke fitted corner wardrobes and drawers.

The living room is light and bright with neutral decoration and double large picture window further enhancing the bountiful proportions, there is a beautiful living flame gas fire with oak mantle and faux black marble surround for cosy nights in - a fantastic spot for relaxing and entertaining in equal measure!

The kitchen has been cleverly designed and finished in beautiful maple wood cabinetry offering ample storage solutions. There is space and servicing for a washing machine and integrated larder fridge freezer and comes complete with built in electric oven and gas hob with extract hood and all dressed in stainless steel.





The care and attention to detail taken by the current owners when designing the space on offer is further evident with tiled floor, splash back and black speckle worktops.

Completing the internal specification, the fully tiled bathroom is fitted with a white three piece sanitary set with electric power shower over the bath.

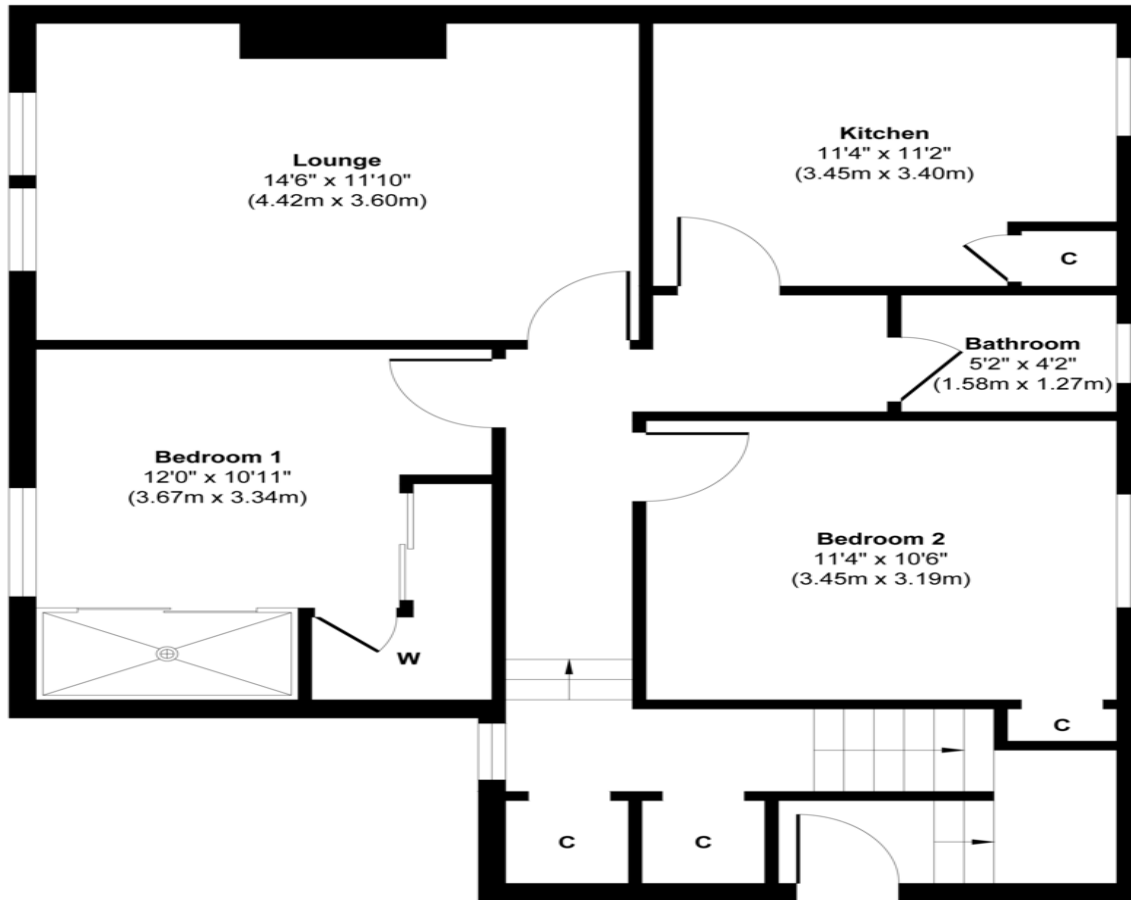
The upper apartment comes with excellent storage - two large hall cupboards and attic storage.

The Vendor has paid for architect drawings and have been granted planning permission to build an additional bedroom and bathroom in the attic space - a new owner could develop this further (plans are available from EVE Property and could be used or edited, subject to planning and consent from the local authority).

This property is offered to the open market with an extensive private rear garden - fully enclosed. 21 Wylie Avenue further benefits from full thermostatically controlled gas central heating with individual radiator thermostats and double glazing.

Wylie Avenue is within a quiet residential area in Alexandria and a short walk to Alexandria town centre offering a variety of local shops, supermarkets and schooling. The cycle path is a short walk from this property offering a quiet off road route to Balloch, Loch Lomond and for the keen cyclists a direct route to Glasgow City Centre. Local bus routes can be found within walking distance. Alexandria rail station offers transport links to Glasgow City Centre, Balloch and Helensburgh. Alexandria is close to A82 road links offering an accessible commute to Glasgow, Glasgow Airport, Erskine Bridge and M8 network.

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Floor Floor

Approx. Gross Internal Floor Area 724 sq. ft / 67.33 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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