



FIVE BEDROOM DETACHED  
VILLA ON LARGE PLOT

INTEGRATED ANNEXE

SOUTH FACING REAR  
GARDENS WITH OPEN VIEWS

- INTEGRATED GARAGE

Lauraig, Third Avenue, Alexandria, G83 9BJ

Offers Over £309,995

EVE Property are delighted to bring to the open sales market, Lauraig, Third Ave, an impressive five bedroom detached villa set upon a large plot with a fully mono-blocked multi car driveway with double access points. This versatile property offers superb family accommodation over two levels and includes an integrated annexe and garage, generous size bedrooms and fully enclosed south facing rear gardens with open aspects. Set in an established residential locale with all amenities nearby, this larger style property will be sure to appeal to families looking to locate to the area and, as such, early viewing is strongly advised.





## Property Description

Lauraig is a gorgeous abode close to Balloch the "Gateway to the Highlands" bordering fantastic road and rail commuter links, stunning open spaces within close proximity, a wealth of amenities, restaurants and shopping as well as a plethora of wonderful outdoor pursuits.

With instant kerb appeal, the honey render and brick exterior creates a striking impact. An entrance vestibule with combined upvc half glazed door and full height glass panes provides ingress to the hallway and immediately sets the tone, with impressive proportions coupled with contemporary decor tones and quality flooring flow throughout the downstairs, with various hues cleverly delineating each space with distinctive types of floor covering and matte shades adorning the walls. Light and bright is a constant theme, with large aspect windows replete - providing swathes of natural illumination across all parts of the property.

A convenient downstairs w.c is elegant in it's simplicity, with light speckled wall panels, gloss white combination unit including drawer, basin and dual flush provide ancillary comfort. The dining kitchen has been professionally designed and installed to maximise the space fully and to include an utility area. Care and attention to detail and thoughtful inclusions are as standard, and include a wide range of wall and floor mounted cabinetry in maple shaker with matching display cabinets with beautiful stained glass. Tiled splash back and laminate work surfaces give a clean, linear look and finish. The kitchen is equipped with electric oven, five burner gas hob, integrated under counter fridge, freezer and dishwasher with the utility area offering space and servicing for a washing machine and tumble dryer.







The dual aspect living room is a treat to behold, with a beautiful focal wall marble fire surround and insert living flame effect electric fire finished in black gloss and silver. Above, there is electrical provision for a wall mounted flat screen t.v if desired. The large picture windows to the rear and side flood the room with natural light and affords open aspects. There is ample provision to accommodate various configurations of furniture suites without compromising the sense of space making this a truly wonderful room to relax and entertain in equal measure.

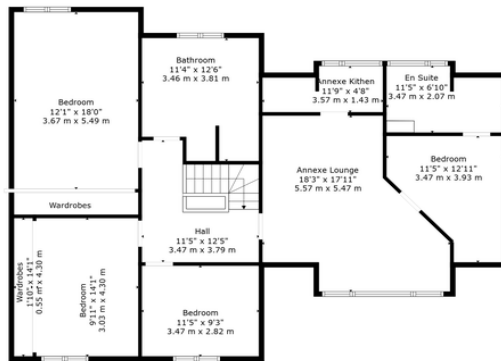


Between the lounge and kitchen is a generously dimensioned dining room beautifully decorated in soft neutral tones with white painted cornicing and arch and fitted with quality high gloss flooring that continues to the living room.

To the rear of the lower level is a t.v room/ snug which could easily adapt to a bedroom, home office or playroom setting, such is the versatility of the space.



An integrated annexe can be accessed on the first floor - this includes a lounge with kitchen off, double bedroom with en-suite bathroom and could be used as a 'granny flat', teenagers separate abode or home office. This bespoke area requires light refurbishment and could be easily reconfigured with simple partitioning. Also on the first floor are three double bedrooms extol wonderful spaces to retreat after a long day, with open vistas to the front and rear providing idyllic aspects. The current owners have taken care and attention when designing the interiors. All benefit from picture windows and plentiful space for modern furnishings, with the master and bedroom two equipped with an in-built double wardrobes for that all important storage.



Floor 2



Floor 1

**TOTAL: 2298 sq. ft, 213 m<sup>2</sup>**  
 FLOOR 1: 1049 sq. ft, 97 m<sup>2</sup>, FLOOR 2: 1249 sq. ft, 116 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 248 sq. ft, 23 m<sup>2</sup>, STORAGE: 32 sq. ft, 3 m<sup>2</sup>, WARDROBES: 26 sq. ft, 2 m<sup>2</sup>,  
 LOW CEILING: 33 sq. ft, 4 m<sup>2</sup>

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Completing the internal specification, the spa-like bathroom is in keeping with the rest of the house and does not disappoint! The white three piece sanitary suite and separate shower enclosure along with the ceramic wall and floor tiles ensure ease of maintenance with charming style at it's forefront.

The rear of the property offer large scape manicured lawns, mono-block sun terraces and decking providing an abundance of expansive options to enjoy the summer sun all day round. This property further benefits from full thermostatically controlled gas central heating with individual radiator thermostats, integrated garage, loft storage, double glazing and fully security alarm system.

Properties of this scale and calibre are exceptionally rare to market - call our friendly sales team today to schedule your personal viewing!



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