



- TWO BEDROOM FIRST FLOOR FLAT
- OFFERED UNFURNISHED
- FRESH DECORATION AND NEW CARPETS THROUGHOUT
- DOUBLE BEDROOMS BOTH WITH FITTED WARDROBES

2A Lochiel Place, Jamestown, Alexandria, G83 8PR

£595 pcm

EVE Property are delighted to welcome to the rental market an impressive TWO bedroom first floor flat, located within the town of Alexandria and the Village of Balloch. Offered UNFURNISHED, this property benefits from gas central heating, double glazing, secure door entry and private car parking. Early viewings are recommended.



Property Description

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This modern apartment offers reception hallway with loft storage, a bright lounge finished with grey thick pile carpet. The kitchen is fitted with an array of wall and floor cabinets with a fitted worktop and is equipped with an electric oven, four burner gas hob, fridge freezer, space for a washing machine and has a walk in storage cupboard. Two double bedrooms are positioned to the rear of the property and both have built-in mirrored wardrobes. The stylish bathroom completes the accommodation with a three piece suite and shower over bath.

Further enhancements are gas central heating, double glazing and residents and visitors parking bays.

Lochiel Place is set in the midst of Alexandria and Balloch offering an array of shops, supermarkets and transport links in close proximity. The village of Balloch is located a short distance away and, where Balloch Country Park, Loch Lomond Shores and a variety of restaurants and leisure activities can be found. Balloch Rail Station is only a short walk from the property and offers an accessible commute to Glasgow City Centre.

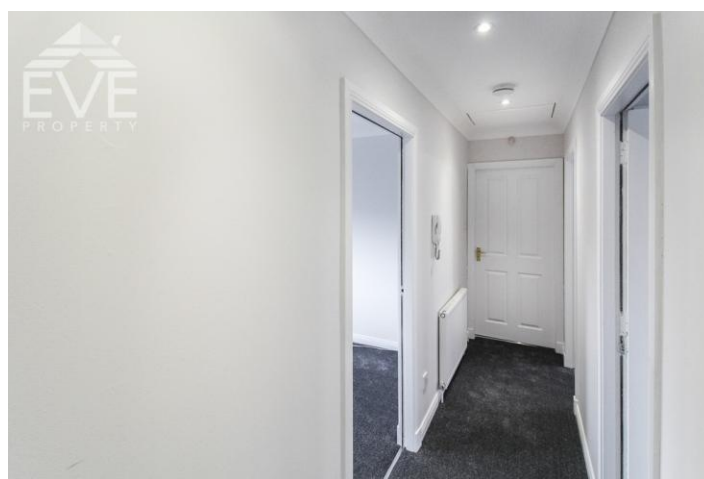
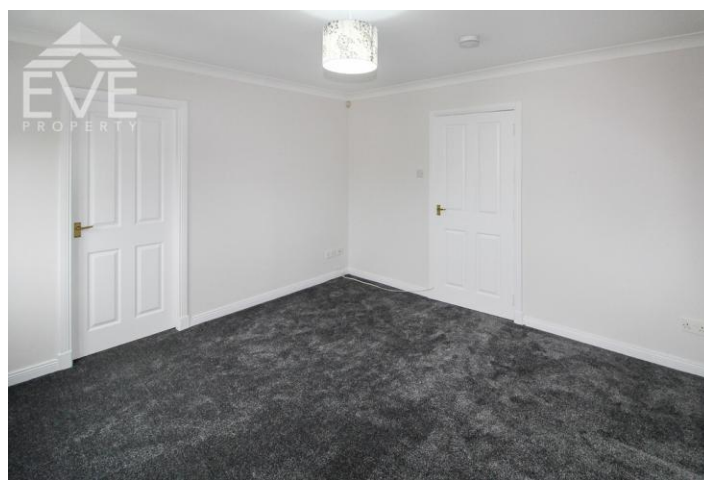
Council Tax Band - C

EPC Rating - C

Landlords Registration Number - 557417/395/17071

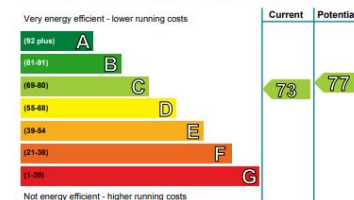
Letting Agent Registration Number - LARN1902082





Estimated energy costs for your home for 3 years*	£1,518	See your recommendations report for more information
Over 3 years you could save*	£198	

* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

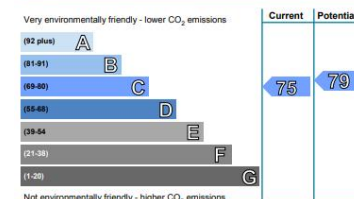


Energy Efficiency Rating

This graph shows the current efficiency of your home taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band C (73)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking some of the improvement measures listed within your recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band C (75)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking some of the improvement measures listed within your recommendations report.

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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 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