Glenmore Avenue, Alexandria, G83 0QA

Offers Over £142,500

TWO BEDROOM SEMI DETACHED VILLA

DRIVEWAY

ENCLOSED REAR GARDEN

GAS CENTRAL HEATING

EVE Property are delighted to present to the open sales market a fabulous two bedroom semi-detached villa in the much desired Glenmore Avenue which forms part of the Ardenwood Estate, Alexandria. Nestled beneath the Carmen foothills, this modern and exclusive family friendly development built by Carvill Homes is one of few houses in the cul-de-sac and, due to it's peaceful location and rarity to market, will prove popular with those looking to locate to the area!

Property Description

To the side of the house is driveway providing off road parking for two cars, with the front garden offering low maintenance decorative landscaping and planters. Upon entering the vestibule you are impacted by the care and attention the current owners of the property have taken when designing and decorating, with all apartments throughout in immaculate condition.

The entrance leads straight to the lounge which is bathed in natural light courtesy of a triplicate picture window overlooking the front gardens. The walls have been freshly painted in light buttermilk tones, beautifully complemented with en trend deep pile neutral carpet, with clever use of additional zoned lighting providing a clearly defined dining space - further underlining the care and thought the present custodians have implemented when designing the layout. The open staircase to the side leads to the upper floor and all rooms off.

The kitchen just off the living area is accessed through a lovely, patterned half glazed door which further enhances the flow of light and gives an added feeling of space.

There is plentiful wall and base cabinetry dressed in walnut, topped with speckled charcoal worktops with matching vinyl flooring and finished with coffee cream coloured tile splashback. The larder fridge freezer is fully integrated and there is space for a washing machine, with the double oven and four burner gas hob in chrome completing the stylish, linear look and feel.

Upstairs there are two double bedrooms both decorated in light hues and carpeted in warm walnut tones. Both also come with built in mirrored wardrobes, with the master fully fitted with ancillary floor to ceiling robes finished in light maple-wood.

The family shower room has recently been upgraded with a new quadrant shower cubicle with electric power shower and light cream swirl wet-wall. The rest of the space has been fully tiled in sand cream with stunning walnut vanity cabinets providing elegance combined with practical storage. Light speckled cream vinyl flooring completes the matching coordinated blend the owners have utilised to great effect.
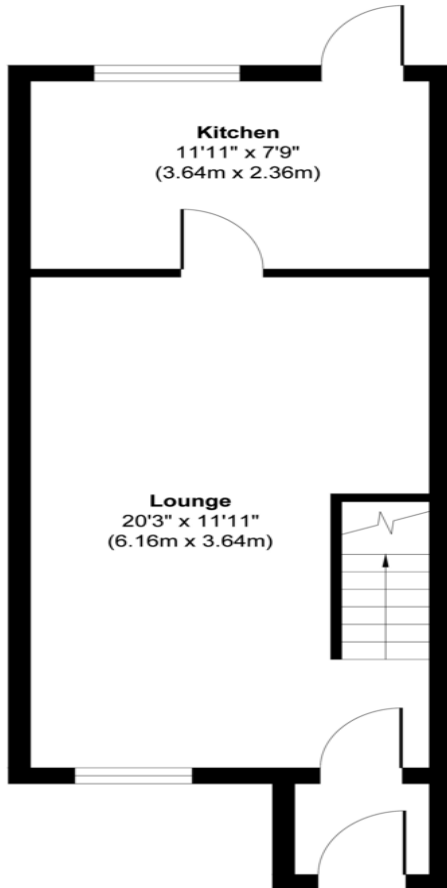
The rear gardens are charming and come replete with manicured lawn, sun patio and large shed to store the all important sun loungers!

Glenmore Avenue is a quiet residential cul-de-sac within walking distance to Loch Lomond Shores, Balloch Country Park and Alexandria Town Centre. 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.
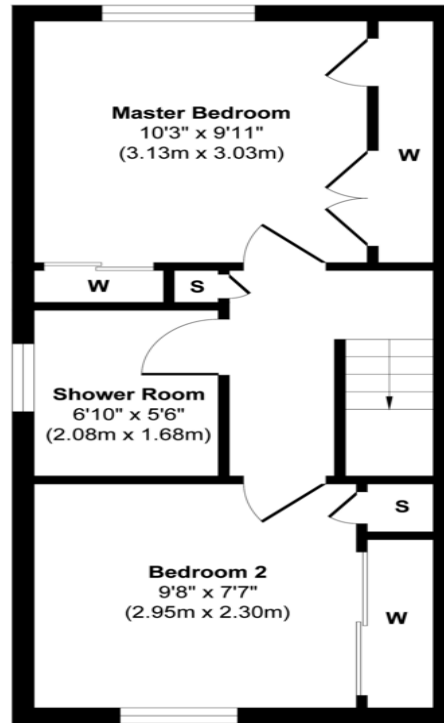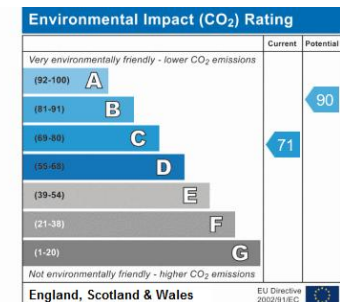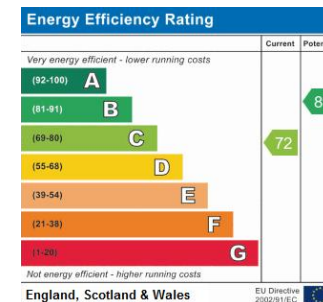
5 Glenmore Avenue, Alexandria, G83 0QA

Kitchen
11'11" x 7'9"
(3.64m x 2.36m)

Lounge
20'3" x 11'11"
(6.16m x 3.64m)

**Ground Floor
Approximate Floor Area
355 sq. ft
(33.02 sq. m)**

Master Bedroom
10'3" x 9'11"
(3.13m x 3.03m)

W

W   S

Shower Room
6'10" x 5'6"
(2.08m x 1.68m)

S

Bedroom 2
9'8" x 7'7"
(2.95m x 2.30m)

W

**First Floor
Approximate Floor Area
337 sq. ft
(31.37 sq. m)**

Approx. Gross Internal Floor Area 692 sq. ft / 64.39 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO$_2$ emissions		
(92-100) A		
(81-91) B		90
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO$_2$ emissions		

England, Scotland & Wales — EU Directive 2002/91/EC