



**McArthur
Stanton**
Letting & Estate Agents

Flat GL

76 Oakburn Walk, Jamestown, Alexandria, Dumbartonshire. G83 9NJ

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Built by Turnberry Homes, Flat GL, 76 Oakburn Walk is a beautifully presented and rarely available ground floor flat offering around 1,000 square feet of living space.

Completed to a superb standard by renowned Turnberry Homes, Flat GL, 76 Oakburn Walk is one of only a handful of this apartment style and is the largest within the development. The building itself is only home to four flats in total which is accessed via a secure door entry system.

On entering there is a welcoming hallway which has a useful store cupboard. The lounge is bright and airy and benefits from a large bay window with a Juliet style balcony. Double doors lead into a fabulous dining sized kitchen which can also be accessed from the hallway. The kitchen is fitted with modern units and worktops and has a range of integral appliances and space for free-standing white goods. There is a lovely dining area which has ample room for a good-sized table and chairs. The flat has two large double bedrooms both of which have built-in wardrobes with the main bedroom having the luxury of En-suite facilities. There is also a well-proportioned bathroom which has a neutral suite and tiling. The flat is double glazed throughout and has gas central heating.

Externally the development is maintained to a very high standard with general maintenance managed by a Glasgow based factoring company which includes common buildings insurance. The flat has an allocated parking space right outside the building with additional guest parking available.

EPC Band C
Council Tax Band D



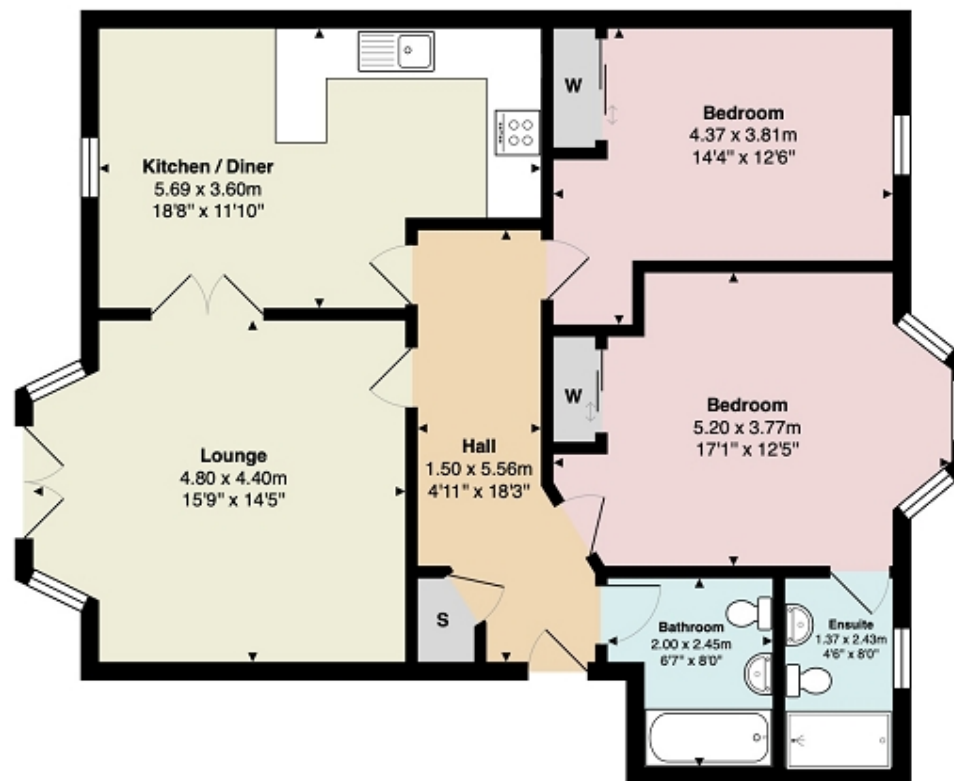
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Measurements

Hallway	18' 03" Max x 4' 11" Max or 5.56m Max x 1.50m Max
Lounge	15' 09" Max x 14' 05" Max or 4.80m Max x 4.39m Max
Kitchen/Diner	18' 08" Max x 11' 10" Max or 5.69m Max x 3.61m Max
Bedroom 1	17' 01" Max x 12' 05" Max or 5.21m Max x 3.78m Max
En Suite	8' 0" x 4' 06" or 2.44m x 1.37m
Bedroom 2	14' 04" Max x 12' 06" Max or 4.37m Max x 3.81m Max
Bathroom	8' 0" Max x 6' 07" Max or 2.44m Max x 2.01m Max



All measurements are approximate and for display purposes only

Contact our office for further details



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NOTE: These details have been prepared for guidance. If there is any point which you find misleading please contact McArthur Stanton where further information is available. Measurements have been taken from wall to wall, unless otherwise stated, and have been recorded by use of a sonic beam. Services and appliances not tested. Details have been prepared by February 2025. If required, we can arrange for a property market appraisal to be carried out on your existing property.

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