



**McArthur  
Stanton**  
Letting & Estate Agents

# Lower Flat

18, Davies Drive, Alexandria, Dumbartonshire. G83 0UH



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Located within a quiet and sought-after pocket of Alexandria, Lower Flat, 18 Davies Drive is a lovely bright and airy one-bedroom ground floor flat that benefits from its own main door access.

Built in the mid 1990's the flat offers spacious accommodation of around 500 square feet with the advantage of its own main door access. On entering there is a welcoming porch and entrance hallway which has two useful store cupboards. The lounge is a lovely size and has enough space for a small dining table and chairs if required. The kitchen is fitted with base and wall-mounted units and has various places for free-standing white goods. There is also a courtesy door leading to the shared garden. The spacious double bedroom has a built-in wardrobe and there is a good-sized bathroom. The property is double glazed throughout and has gas central heating.

Externally there is an easily maintained shared garden with the upper flat only. Adjacent to the garden is private communal parking for use of the four properties within the building. Alexandria town centre can be reached by foot or a short car journey.

EPC Band C  
Council Tax Band B







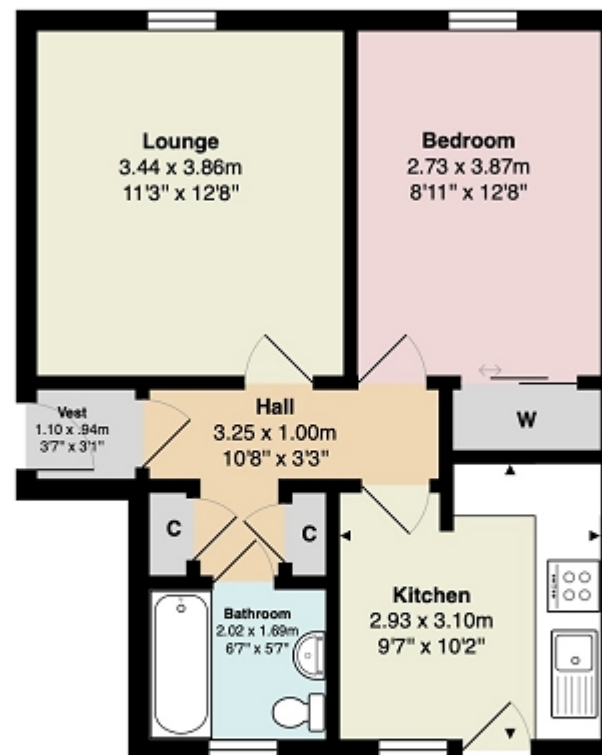
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## Measurements

|           |   |
|-----------|---|
| Porch     | 3' 07" x 3' 01" or 1.09m x 0.94m                  |
| Hallway   | 10' 08" Max x 3' 03" Max or 3.25m Max x 0.99m Max |
| Lounge    | 12' 08" x 11' 03" or 3.86m x 3.43m                |
| Kitchen   | 10' 02" Max x 9' 07" Max or 3.10m Max x 2.92m Max |
| Bedroom 1 | 12' 08" x 8' 11" or 3.86m x 2.72m                 |
| Bathroom  | 6' 07" x 5' 07" or 2.01m x 1.70m                  |



All measurements are approximate and for display purposes only

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 April 2025. If required, we can arrange for a property market appraisal to be carried out on your existing property.

Contact our office for further details



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