






Broomhill Crescent
Alexandria
G83 9QT

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Offers Over £159,000

This impressive Semi Detached Villa is situated in a quiet cul-de-sac setting and is in a great position with fantastic elevated outlooks to the rear.

The house is in good order throughout and is traditionally constructed with a facing brick and rendered exterior beneath a concrete tiled roof and has the added benefit of a glass roofed conservatory at the rear.

The front garden is low maintenance and comprises a large paved area which provides off road parking. The rear garden is enclosed by wooden fencing and has two level slabbed areas with steps down from the back door. The garden is open and elevated and has very impressive outlook over the surrounding area to include Dumbarton Rock, river Clyde and onto the hillsides beyond.

Internally the accommodation comprises entrance hallway with a storage cupboard to one side, the main lounge /living room is nicely decorated and has an open stair to one side and a large picture window to the front.



Home Report Valuation
£165,000

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Council Tax Band D

EPC Rating C



The modern kitchen is well fitted with a range of floor standing and wall mounted storage units incorporating stainless steel sink and drainer and an integrated gas hob and oven. Ample worktop surface area and direct access to the rear conservatory.

The conservatory has space for either a table or couch as required and benefits from a glass roof and direct access to the garden.



Upstairs there are two double bedrooms, both of which have built in wardrobes and the one at the rear has a particularly impressive outlook,

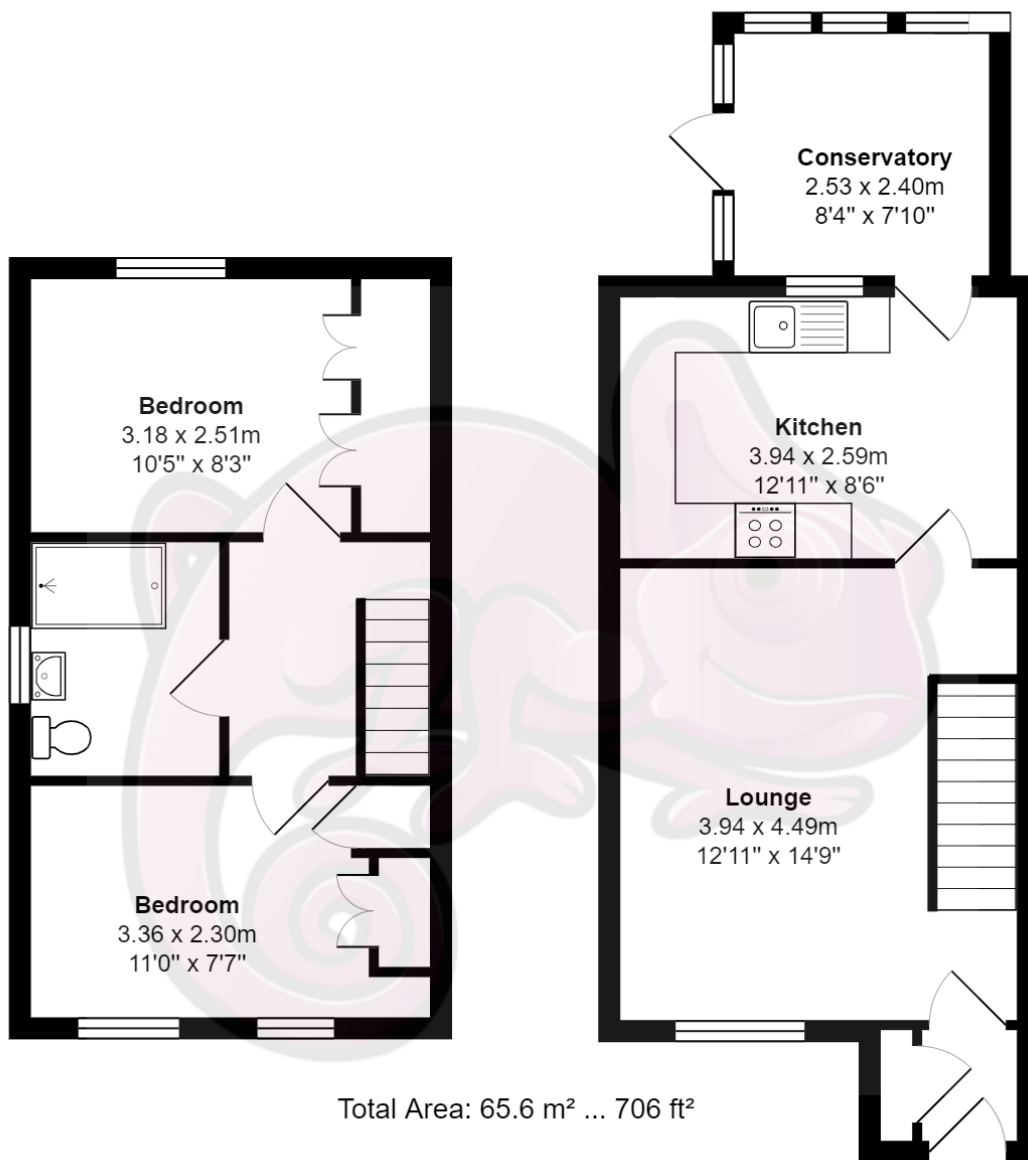
Modern bathroom with improved three piece suite comprising large shower enclosure with impressive shower, modern built in vanity unit which houses the sink and has an adjacent low level w.c. Window to the rear and quality inset lighting.

The property further benefits from gas central heating, double glazing and has an excellent sized loft storage area which is insulated and has a fluorescent light installed.



Vendor Comments

The rear garden is a great place to be as it is sunny most of the day and has such a fantastic outlook.

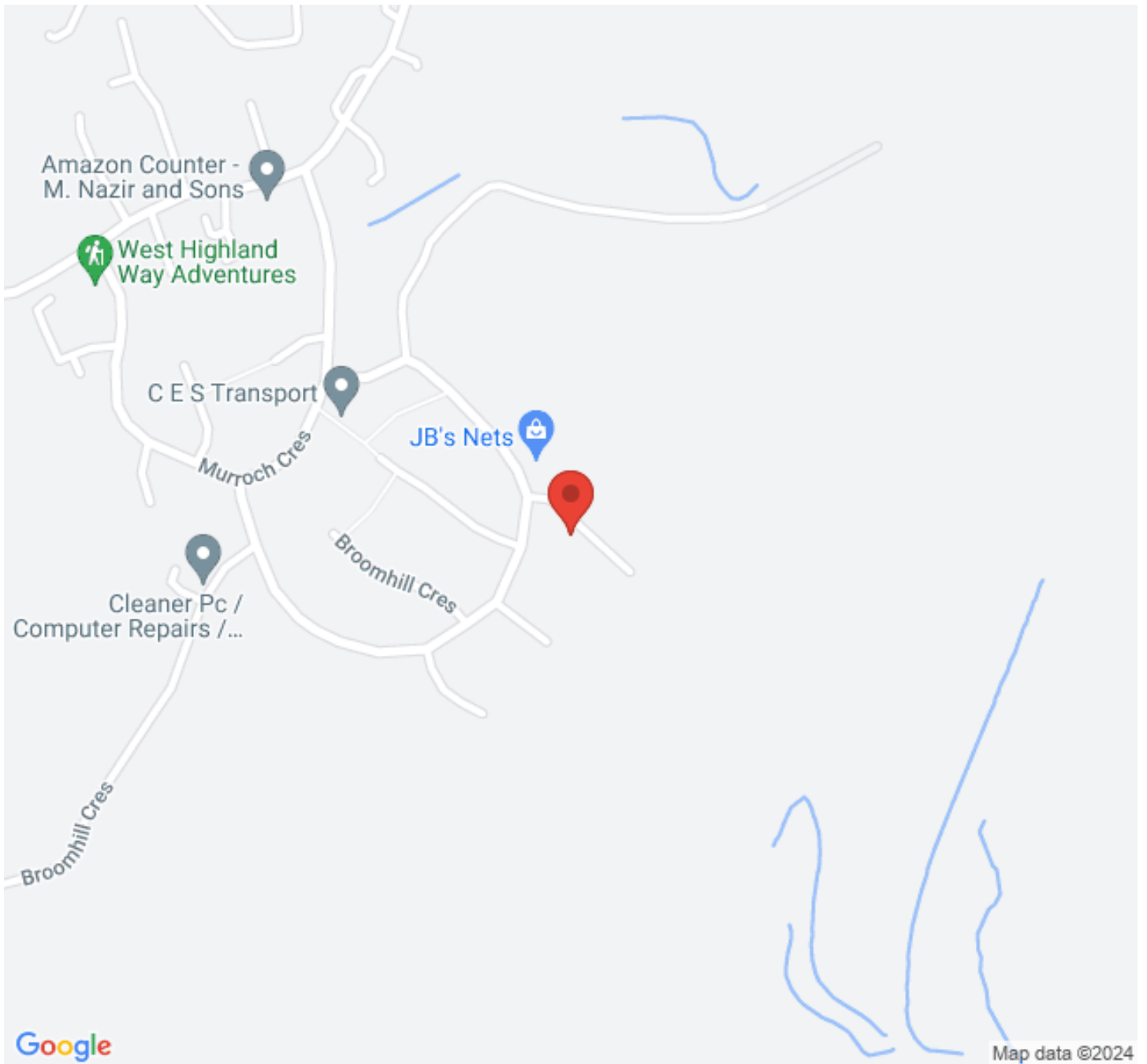


All measurements are approximate and for display purposes only

Location

Located approximately 3 miles from both Alexandria and Dumbarton town centres providing excellent schooling, shopping and leisure facilities as well as main route transport. The trunk road A82 is close at hand easing commuting to Clydebank, Helensburgh and Balloch. Balloch Country Park and Loch Lomond are both within a short distance as are first class hotels and restaurants. Designated as an area of outstanding natural beauty Loch Lomond forms part of Scotlands first National Park. Balloch Marina and the Loch Lomond Shores outlet are also within easy reach.





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