



PROPERTY  
BUREAU  
LETTING & ESTATE AGENTS



Braehead  
Alexandria  
G83 9NG

3

2

1

## Offers Over £94,000

A really nice example of a lovely well maintained home situated within private gardens and providing ideal accommodation for the first or second time buyer.

The property itself is traditionally constructed and has a low maintenance render exterior beneath a pitched concrete tiled roof. This particular house has the added benefit of an extra bedroom on the upper floor which has been fully approved by building control and creates a further valuable room on the upper level.

The front garden comprises a lawned area with pathway leading to the front door. The rear garden is accessed via steps from the kitchen which leads down to a large decked area with fenced border and there are also two large storage sheds included in the sale.

Internally the house is very well presented with a nice modern interior, bright spacious rooms and new fitted kitchen and bathroom.

The accommodation comprises entrance hallway, cleverly created storeroom with access to the under stair storage space.



Home Report Valuation  
£95,000

[www.packdetails.com](http://www.packdetails.com)

Council Tax Band B

EPC Rating D





The lounge is tastefully decorated with smooth emulsion walls on three sides and a feature wall on the other. There is a self coloured carpet, window to the front and twin wooden glass panel doors opening into the dining area.

The dining room has window at the rear and door opening to the garden and adjacent to this is the upgraded and well fitted modern kitchen.

The kitchen has range of white fronted floor standing and wall mounted storage units incorporating sink and drainer, integrated gas hob oven and hood and plumbing for washing machine. There are worktop surfaces on three sides and attractive white brick effect splashback tiling.

On the upper floor that are three bedrooms with the rear bedroom in particular having a lovely elevated view over the surrounding area and onto the hillside beyond.

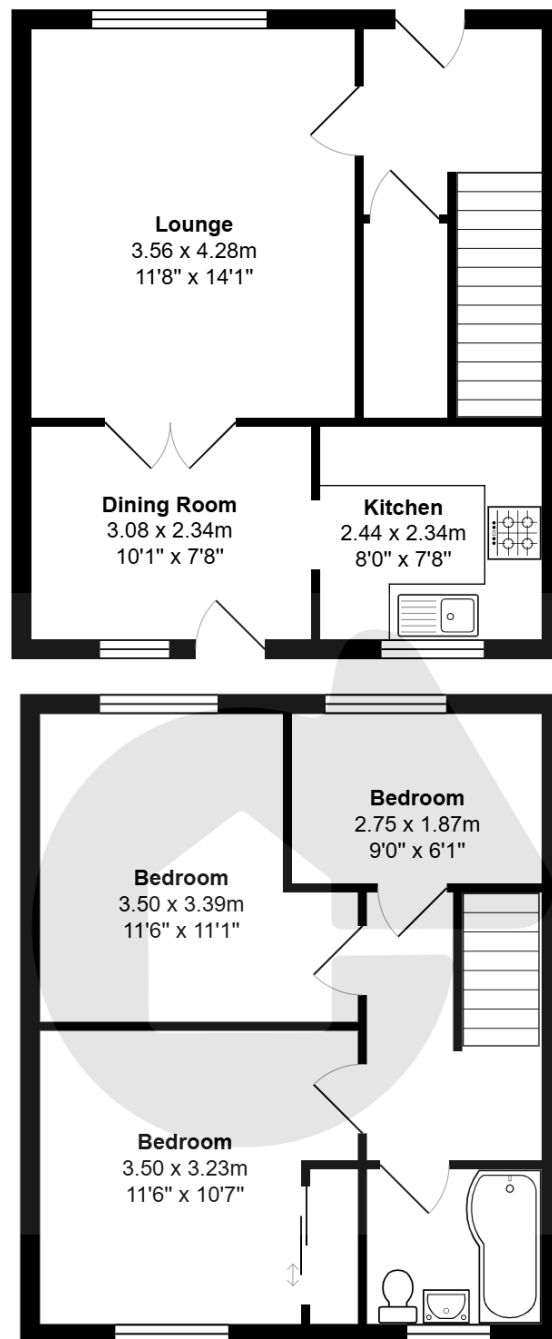
The bathroom has also been renewed and provides a modern suite of panelled shower bath with shower and glass screen, sink with vanity unit and storage underneath, and a modern close coupled WC. Window to the rear.

The property further benefits from double glazing and has gas fired central heating.



## Vendor Comments

*This has been a great family home I have enjoyed living in for over 40 years and has many happy memories.*



Total Area: 74.9 m<sup>2</sup> ... 806 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Location

Local amenities close at hand including shops, primary school and children's nursery. Public transport links are close by. For the leisure and sports enthusiast there are many local associations and clubs which offer golf, bowling, and tennis etc while the surrounding area is suitable for hill walking and water sports. Braehead is equidistant from the main towns of Alexandria and Dumbarton, both of which offer retail, secondary schooling and railway links to Glasgow City Centre, Helensburgh and Balloch.





[www.propertybureau.co.uk](http://www.propertybureau.co.uk)

Glasgow    Stirling    **Helensburgh**    Lanarkshire

20 Colquhoun Street, Helensburgh, Dunbartonshire, G84 8AJ

[enquiries@propertybureau.co.uk](mailto:enquiries@propertybureau.co.uk)  
01436 674537

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

