



PROPERTY
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Strathleven Drive
Alexandria
G83 9PQ

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Offers Over £255,000

An extended and well presented modern Detached Villa situated in a prominent location and with excellent size gardens to the rear.

The house itself has a low maintenance facing brick exterior beneath a pitched concrete tile roof and includes PVC fascias and a large impressive conservatory at the rear.

To the front there is a double width mono block driveway and adjacent to this a neat level lawn with borders.

The impressive rear garden is an excellent size, is level and consists of a large lawn area enclosed by fencing and the far end has a lovely decked area which gets the sun into the late evening.

The house itself is well presented throughout with spacious rooms, excellent variety of apartments and modern kitchen and bathroom.

The current accommodation extends to entrance hallway, main family lounge living room with picture window to the front, large dining sized fitted kitchen with modern floor and wall storage units incorporating integrated hob oven and hood, ample worktop surface area and a cleverly created central island area which also serves as a useful breakfasting space.

This room leads to the large conservatory which is used as another impressive family room and has private outlook and direct access to the rear garden.



Home Report Valuation £270,000

www.packdetails.com

Council Tax Band F

EPC Rating



Adjacent to the kitchen is a good sized utility area which houses the central heating boiler and has a downstairs shower room comprising shower enclosure, wash hand basin and w.c.

Also the ground floor and accessed from the hallway is the original garage which has been converted into a cleverly converted space and currently serves as a sitting room/office but could be a fourth bedroom if required.

On the upper floor there are currently three bedrooms although the original layout of the house was for four bedrooms as one of the current bedrooms is used as a sitting area/ dressing room with the bedroom at the far side consisting of two rooms with a dressing room at one side and open access through to the bedroom at the other.

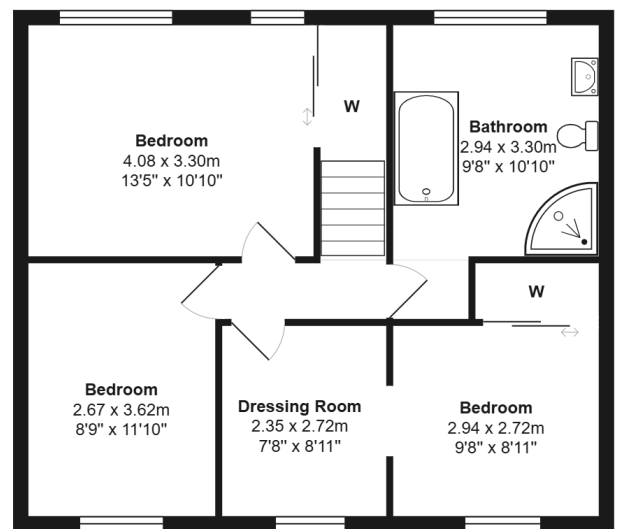
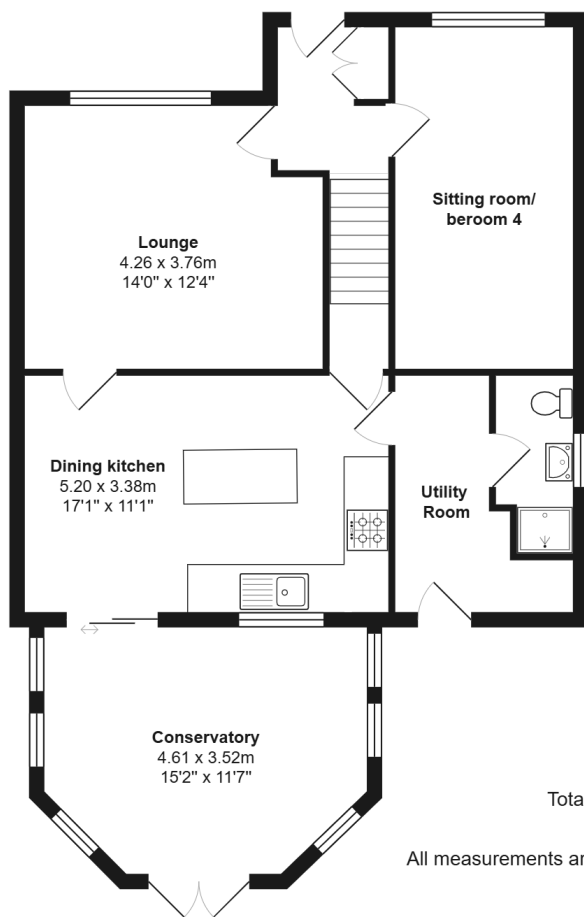
The main bathroom is excellent and comprises a large panel bath with separate shower enclosure, wash hand basin and w.c..



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



Vendor Comments



Total Area: 134.6 m² ... 1449 ft²

All measurements are approximate and for display purposes only

Location

Situated close to Alexandria and Dumbarton town centres which both offer excellent retail, public transport links and secondary schooling. Primary schools are located within the nearby Bonhill area. Balloch and Loch Lomond are approximately 3 miles north of the property offering many fine pubs, inns, restaurants and 5 star hotels. Leisure activities and water pursuits are also in abundance within the Loch Lomond area.





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