



PROPERTY
BUREAU
LETTING & ESTATE AGENTS



Middleton Street
Alexandria
G83 0DG

4

2

2

Offers Over £255,000

This deceptively spacious Semi Detached Villa is situated a popular address, has been successfully extended on a couple of occasions and now provides exceptional family accommodation throughout extending to c. 1400 sq ft.

The property is traditionally constructed, finished with red sandstone and set beneath a pitched, natural slate roof with one of the previous extensions including large dormer windows to both the front and rear which help create an excellent upstairs.

One of the previous extensions includes an excellent breakfasting kitchen which is along the full width of the of the house and includes a pitched concrete tiled roof.

One of the main features of this particular property is the exceptionally large garden to the rear, which is level, enclosed and mainly lawned. There is also a large patio area accessed from the dining room and provides a really nice private outlook over the garden.

Also at the rear there is a substantial outbuilding which is brick built with a render exterior and a pitched slate roof and within it provides exceptional space for either storage, possible development into home office or gym. There are three separate access doors, one to a large utility area, one for a store and the main one as described above and illustrated on the floor plan.



**Home Report Valuation
£260,000**

www.packdetails.com

Council Tax Band C

EPC Rating



Internally the house is beautifully decorated throughout and has impressive accommodation extending to hallway, bay window front facing lounge, separate dining room with open stairs leading to the first floor.

There is also a downstairs double bedroom with window to the front, a lovely refurbished main bathroom with three-piece suite and a walk-through utility room (which was the original kitchen) which leads through to the impressive kitchen. The kitchen has a range of floor and wall units with quality appliances, including Bosch gas hob, double oven and microwave in addition to ample worktop surface area, window to the rear and French doors opening onto the rear patio.

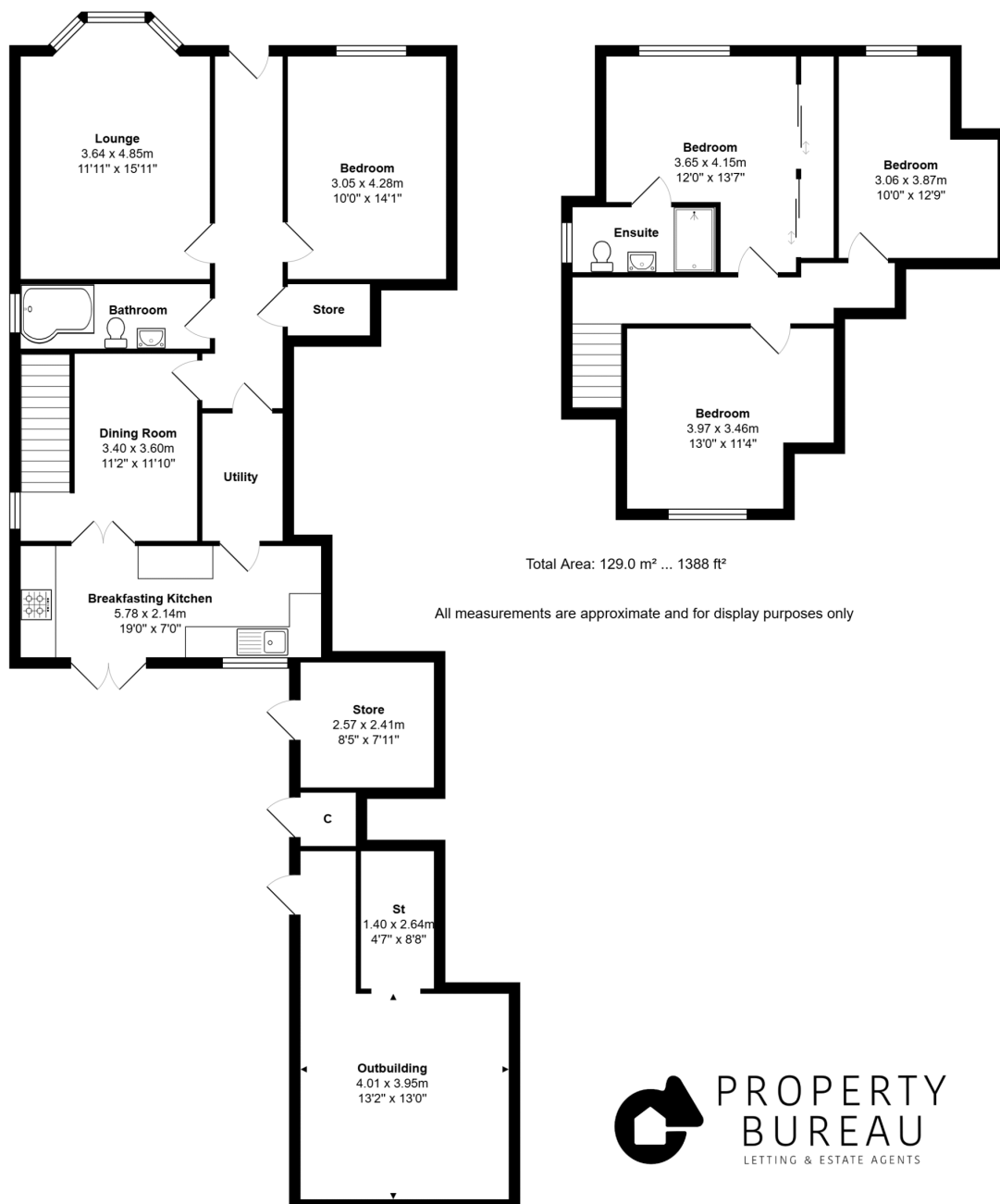


On the upper level there are three double bedrooms with the main bedroom having large walk-in wardrobes and also an en suite shower room comprising double shower enclosure wash hand basin and w.c..

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



Vendor Comments



Location

Close to all Alexandria amenities. Main Street shopping, transport links to Glasgow City Centre, Dumbarton and Helensburgh. Primary and secondary schooling are all within walking distance. Balloch Country Park and Loch Lomond are both approximately 2 miles from the property with captivating landscapes, five-star hotels, restaurants and catering for a wider range of outdoor leisure and water pursuits. Designated an Area of Outstanding Natural Beauty, Loch Lomond forms part of Scotland's first national park.





www.propertybureau.co.uk

Glasgow Stirling **Helensburgh** Lanarkshire

20 Colquhoun Street, Helensburgh, Dunbartonshire, G84 8AJ

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.

