



OFFERS OVER

£225,000

Napierston Gate

Alexandria, G83 9EE



## PROPERTY SUMMARY

Haxton Property is delighted to present to the open market this exceptional three bedroom Semi Detached Villa, quietly positioned within a peaceful cul de sac in the exclusive and highly sought after Kinloch Development in Alexandria. Constructed in 2018 by Argyle Homes and presented in immaculate condition throughout, this impressive family home is expected to attract significant interest; early viewing is strongly recommended.

Set within a select enclave of only twelve properties and bordered by open fields to the rear, the development offers a rare combination of tranquillity and convenience. Residents enjoy serene outlooks and a strong sense of privacy while remaining within proximity to local amenities, reputable schooling, and excellent transport links, an ideal environment for modern family living.

3



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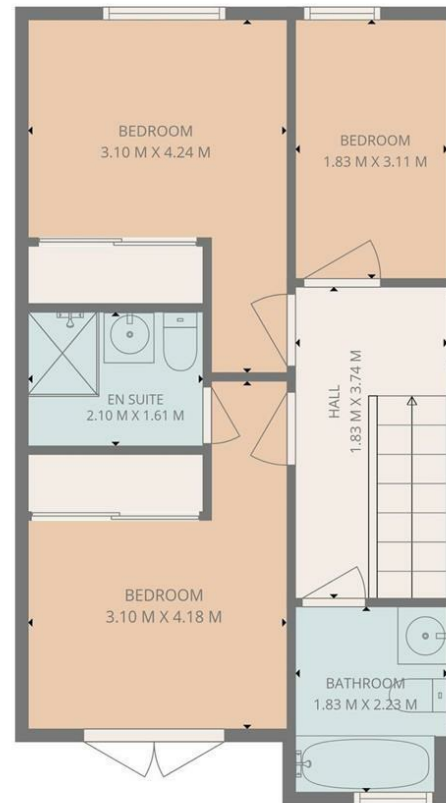












**TOTAL: 88 m2**

1st floor: 44 m2, 2nd floor: 44 m2

EXCLUDED AREAS: WALLS: 10 m2

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT

## LOCAL AUTHORITY

West Dunbartonshire

## TENURE

Freehold

## COUNCIL TAX BAND

E

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**HAXTON**  
PROPERTY

## OFFICE ADDRESS

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## OFFICE DETAILS

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