



3 Bedrooms

Flat - First Floor

Offers Over

£155,000

Located in

Alexandria



<https://www.caledoniabureau.co.uk/>



86 George Street

Alexandria || G83 9JF

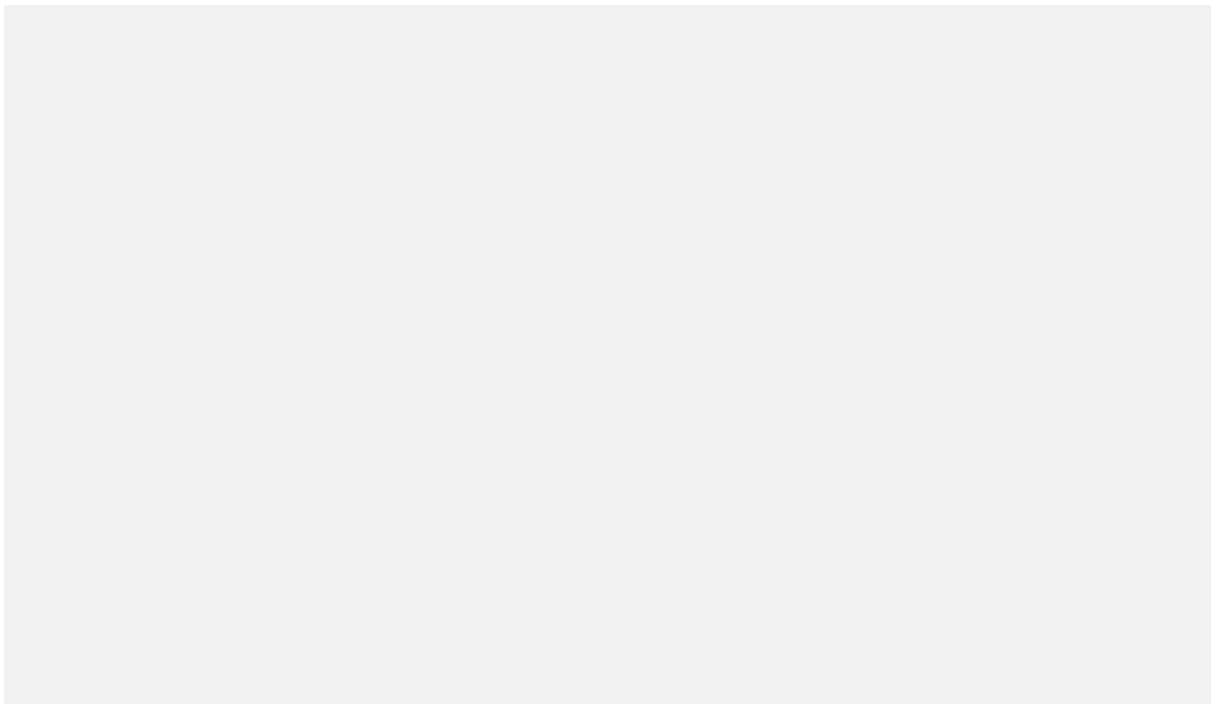


This beautifully presented 3 bedroom upper, first floor flat within a substantial detached sandstone building, occupying the entire first floor complete with a private driveway to side, to the rear, a large private lawn garden with patio and a separate communal garden, both being enclosed and enjoying southerly and westerly facing benefits. To the side of these gardens are two private outhouses and a communal outhouse providing storage facilities.

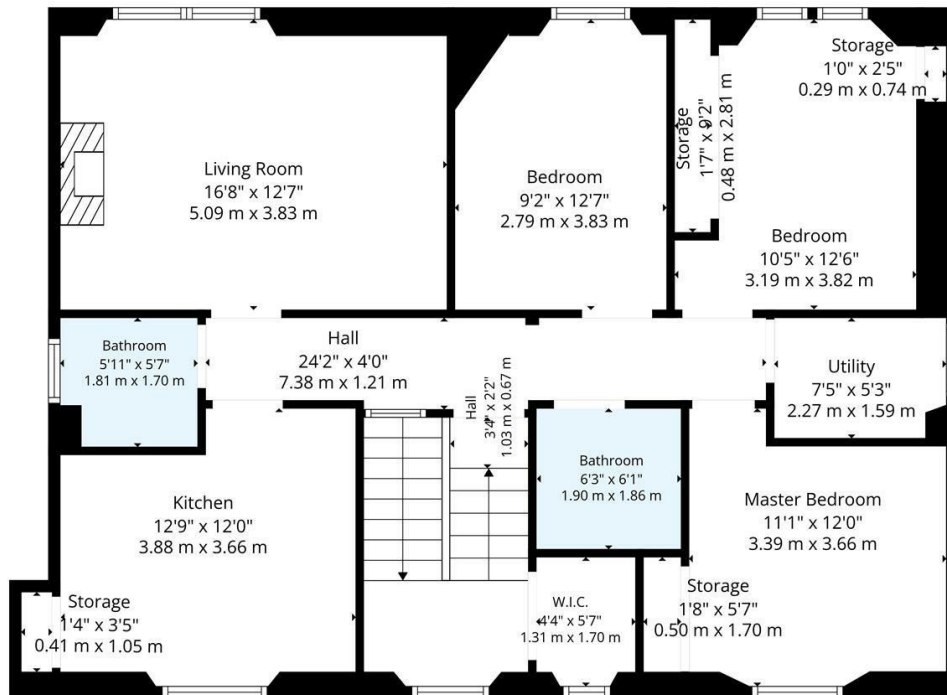


86 George Street

£155,000 Freehold







TOTAL: 1038 sq. ft, 96 m2
1st floor: 1038 sq. ft, 96 m2
EXCLUDED AREAS: UTILITY: 39 sq. ft, 4 m2, STORAGE: 31 sq. ft, 3 m2, WALLS: 70 sq. ft, 7 m2
Floor Plan Created By Elite Media Limited



Council Tax Band C

Local Authority

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.

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

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