



OFFERS OVER

£90,000

Union Street

Alexandria, G83 9AH

PROPERTY SUMMARY

A Turnkey Home of Exceptional Quality — Perfect for First Time Buyers.

An exceptional opportunity for first time buyers, this beautifully presented two bedroom main door upper flat offers a rare chance to secure a home that has been thoughtfully upgraded, meticulously maintained and finished to an immaculate standard throughout. The current owner has invested significantly in enhancing the property, resulting in a pristine, move in ready home that blends modern comfort with a warm, welcoming atmosphere. This is a genuine turnkey home, finished to an exceptional standard and ready to enjoy from day one.

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TOTAL: 65 m²
 1st floor: 65 m²
 EXCLUDED AREAS: WALLS: 5 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
 B

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	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

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