



- Stunning four-bedroom detached villa
- Excellent family home presented in walk-in condition
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9 Helen Way, Strathleven , Alexandria, West Dunbartonshire, G83 9PJ

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Property Description

EVE Property are delighted to bring to the market this stunning four-bedroom detached villa, complete with garage, occupying an enviable position within the highly sought-after Strathleven development in Alexandria.

This impressive family home offers generous accommodation across two levels, with a modern neutral décor throughout, quality fixtures and fittings, and excellent private gardens to the rear. Presented in true walk-in condition, the property is ideally suited to families seeking a spacious and well-appointed home in a peaceful yet convenient residential setting.

The property is approached via a multiple-vehicle mono-block driveway, providing excellent off-street parking and leading to the garage, which is fitted with an up-and-over door. A neatly maintained lawn area completes the front garden.

On entering, a welcoming reception hallway provides access to the main living accommodation and staircase to the upper level. The bright, front-facing lounge features a focal-point fireplace and French doors opening into the dining room. The dining room benefits from patio doors leading directly onto the rear garden, creating a pleasant connection between the indoor and outdoor living spaces.

A convenient downstairs WC is located off the hallway. The modern fitted kitchen offers a generous range of floor-standing and wall-mounted units, providing ample storage and preparation space, with a rear door giving access to the side of the property.





Upstairs, there are four well-proportioned bedrooms. The principal bedroom benefits from a modern en-suite shower room comprising WC, vanity wash hand basin and shower cubicle. Three of the bedrooms also feature useful built-in hanging and storage facilities.

Completing the upper accommodation is a modern family bathroom, fitted with a WC, wash hand basin and bath with overhead shower.

The property further benefits from double glazing and gas central heating. The accommodation has been decorated throughout in contemporary neutral tones and is complemented by quality carpets, flooring, fixtures and fittings.

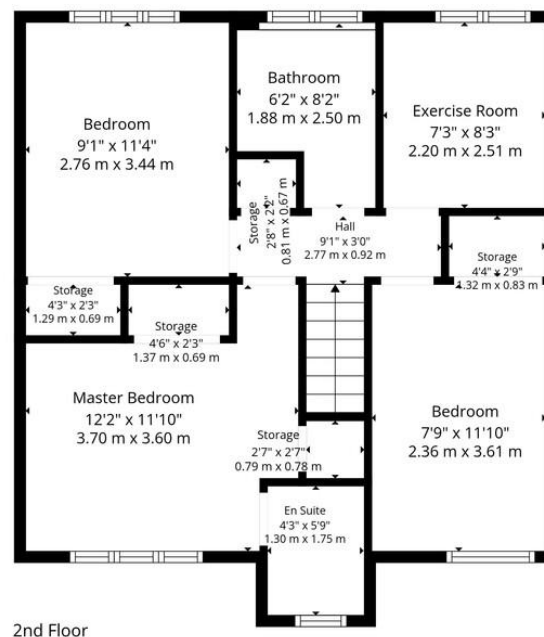
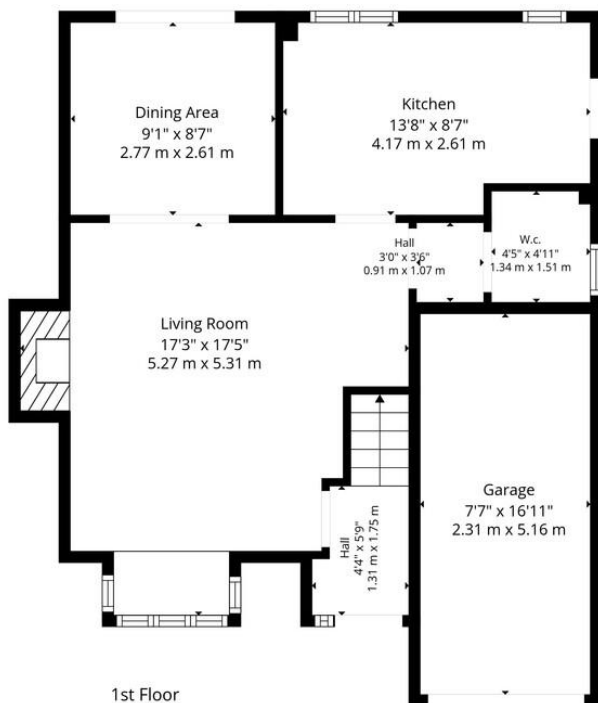


Externally, the property boasts a generous enclosed rear garden, providing an excellent private space for family life and outdoor entertaining. The garden features a substantial lawn area, raised decked patio, stone-chipped sections and timber fencing, offering a combination of practicality and low-maintenance outdoor space.

Strathleven Park is a peaceful and highly regarded residential development conveniently situated between Alexandria and Dumbarton town centres. A range of local amenities, including schooling, shopping and recreational facilities, are readily accessible, while excellent transport links are available by both bus and rail, providing connections to surrounding areas and Glasgow city centre.



For those who enjoy the outdoors, the stunning scenery of Loch Lomond and the Trossachs National Park is also close by, with Balloch providing easy access to a wealth of leisure and recreational opportunities.



This superb four-bedroom detached villa offers spacious, versatile accommodation, excellent outdoor space, a garage and ample private parking, making it an ideal family home in a popular and convenient location.



TOTAL: 993 sq. ft, 92 m2
 1st floor: 483 sq. ft, 45 m2, 2nd floor: 510 sq. ft, 47 m2
 EXCLUDED AREAS: GARAGE: 128 sq. ft, 12 m2, FIREPLACE: 12 sq. ft, 1 m2, STORAGE: 46 sq. ft, 5 m2,
 WALLS: 116 sq. ft, 11 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.