



OFFERS OVER

£195,000

Napierston Gate

Alexandria, G83 9EE

## PROPERTY SUMMARY

A truly stunning and exceptional two bedroom Semi Detached Villa with double monobloc driveway, quietly nestled 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, show home condition throughout, this pristine property offers a rare opportunity to acquire a home of remarkable quality. Its refined presentation, contemporary design, and enviable setting ensure it will attract significant interest, and early viewing is strongly recommended. Positioned within an intimate enclave of only twelve homes and bordered by open fields to the rear, the development provides a unique blend of tranquillity, privacy, and convenience.

The current sellers have gone above and beyond in showcasing their beautiful home, presenting it with remarkable care and attention to detail.

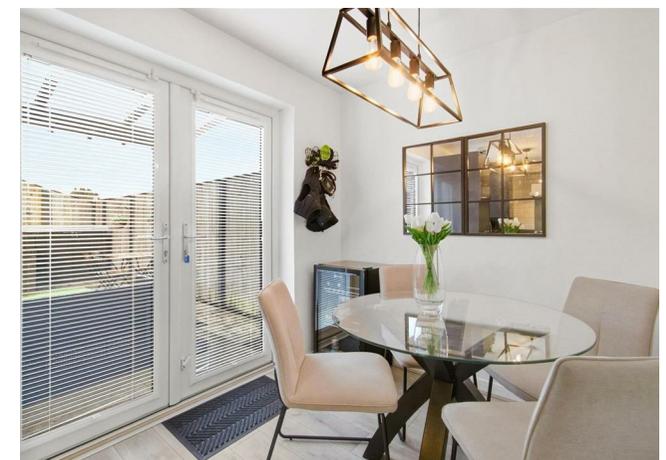
2



3



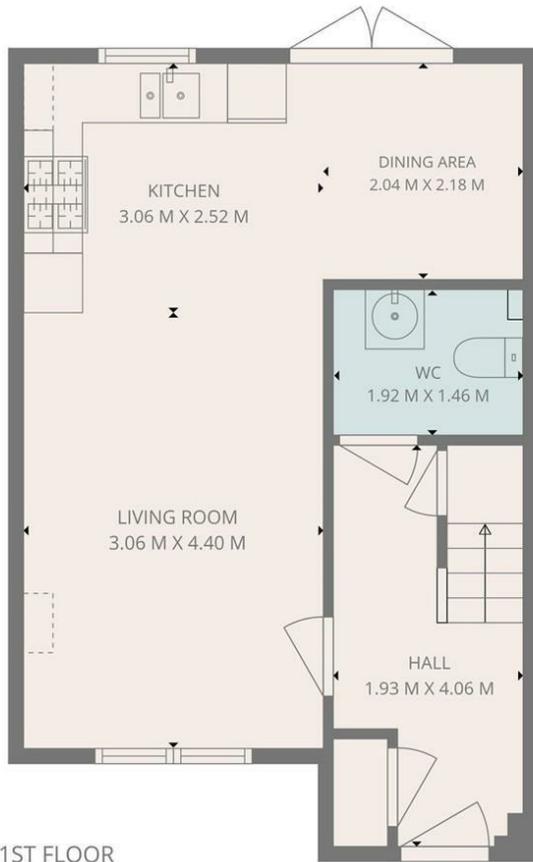
1











1ST FLOOR



2ND FLOOR

**TOTAL: 74 m2**

1st floor: 37 m2, 2nd floor: 37 m2  
EXCLUDED AREAS: WALLS: 8 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**  
D

**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>		
(69-80) <b>C</b>	77	77
(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**

15 Station Road  
Dumbarton  
Dunbartonshire  
G82 1SA

**OFFICE DETAILS**

01389 719000  
info@haxtonproperty.co.uk  
www.haxtonproperty.co.uk