



4 Bedrooms

House - Detached

Offers Over

£298,000

Located in

Alexandria



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



13 Kingfisher Avenue

Alexandria | | G83 9PY



CLOSING DATE TUESDAY 24TH AT 12PM Nestled in the sought-after area of Kingfisher Avenue, Alexandria, this stunning modern detached villa offers a perfect blend of modern living and comfort.

13 Kingfisher Avenue

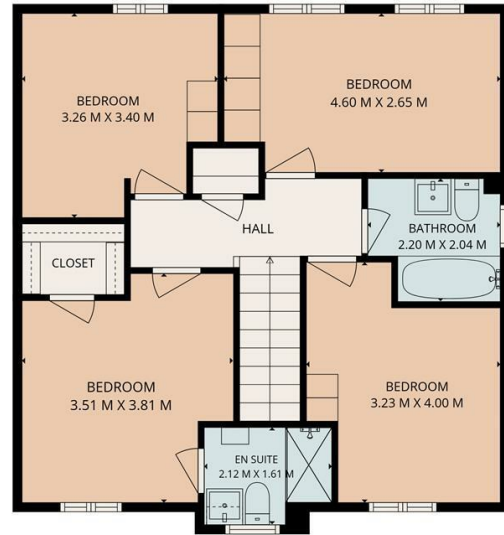
£298,000 Freehold



- Stunning Detached Villa
- Generous Dining Kitchen
- Four Bedrooms
- Modern Family Bathroom
- Enclosed Rear Gardens
- Bright Lounge
- Separate Utility Room and downstairs wc
- Master Bedroom with In-built storage and Utility Room
- Driveway Garage
- Early Viewing Essential!



1ST FLOOR



2ND FLOOR



TOTAL: 108 m2
 1st floor: 43 m2, 2nd floor: 65 m2
 EXCLUDED AREAS: GARAGE: 19 m2, UTILITY: 4 m2, PORCH: 4 m2,
 WALLS: 11 m2

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



Council Tax Band

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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