



4 Bedrooms

House - Detached

Offers Over

£289,995

Located in

Alexandria



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



38 Kingfisher ,Avenue

Alexandria | | G83 9PY



Nestled in the desirable location of Kingfisher Avenue, Alexandria, this stunning modern four bedroom detached villa with garage is presented in true walk-in condition.

38 Kingfisher ,Avenue

£289,995 Freehold



- Stunning Detached Villa
- Modern Dining Kitchen
- Four Bedrooms
- Family Bathroom
- Enclosed Private Gardens
- Bright Lounge
- Downstairs WC
- Master En-Suite
- Driveway and Garage
- Viewing Essential!



FLOOR 1



FLOOR 2



TOTAL: 95 m²
 FLOOR 1: 38 m², FLOOR 2: 57 m²
 EXCLUDED AREAS: GARAGE: 15 m², UTILITY: 3 m², PORCH: 2 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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