





- Property Highlights Attractive two-bedroom ground floor flat
- Ideal for first-time buyers, downsizers and buy-to-let investors
- Spacious dual-aspect lounge
- Newly installed modern fitted

Flat 1, 24 Mccoll Avenue, Alexandria, West Dunbartonshire, G83 0HY

EVE Property are delighted to bring to the market this attractive two-bedroom ground floor flat, situated within a popular residential pocket of Tullichewan, Alexandria. Presented in modern, neutral tones throughout, the property offers well-proportioned accommodation and is sure to appeal to a wide range of buyers, including first-time buyers, downsizers and buy-to-let investors.







Property Description

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Located within the Tullichewan neighbourhood and bordering the renowned "Gateway to the Highlands", Balloch, the property enjoys the best of both worlds – a peaceful residential setting alongside a wealth of local amenities, excellent transport links and an abundance of beautiful scenery, bars and restaurants.
Accessed via shared front garden grounds, which are laid predominantly to lawn, entry to the building is through a communal door into a well-maintained close. The property also benefits from a useful private under-stair cellar, providing additional storage space.

The accommodation is entered via a white UPVC door into a welcoming reception hallway, with all apartments accessed directly from here. The hallway benefits from three useful storage cupboards, offering excellent practicality.

The spacious lounge is a particularly appealing feature, enjoying a dual-aspect outlook through double-glazed windows, allowing for an abundance of natural light and creating a bright and inviting living space.

The newly installed modern fitted kitchen offers a generous selection of floor-standing and wall-mounted units, providing ample storage and workspace, complemented by a double-glazed window.

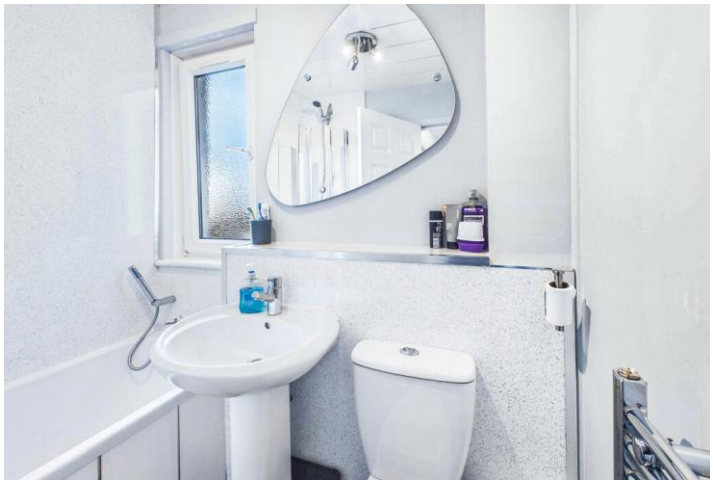












The modern family bathroom comprises a WC, wash hand basin and bath with over-bath shower, with a double-glazed window providing natural ventilation.

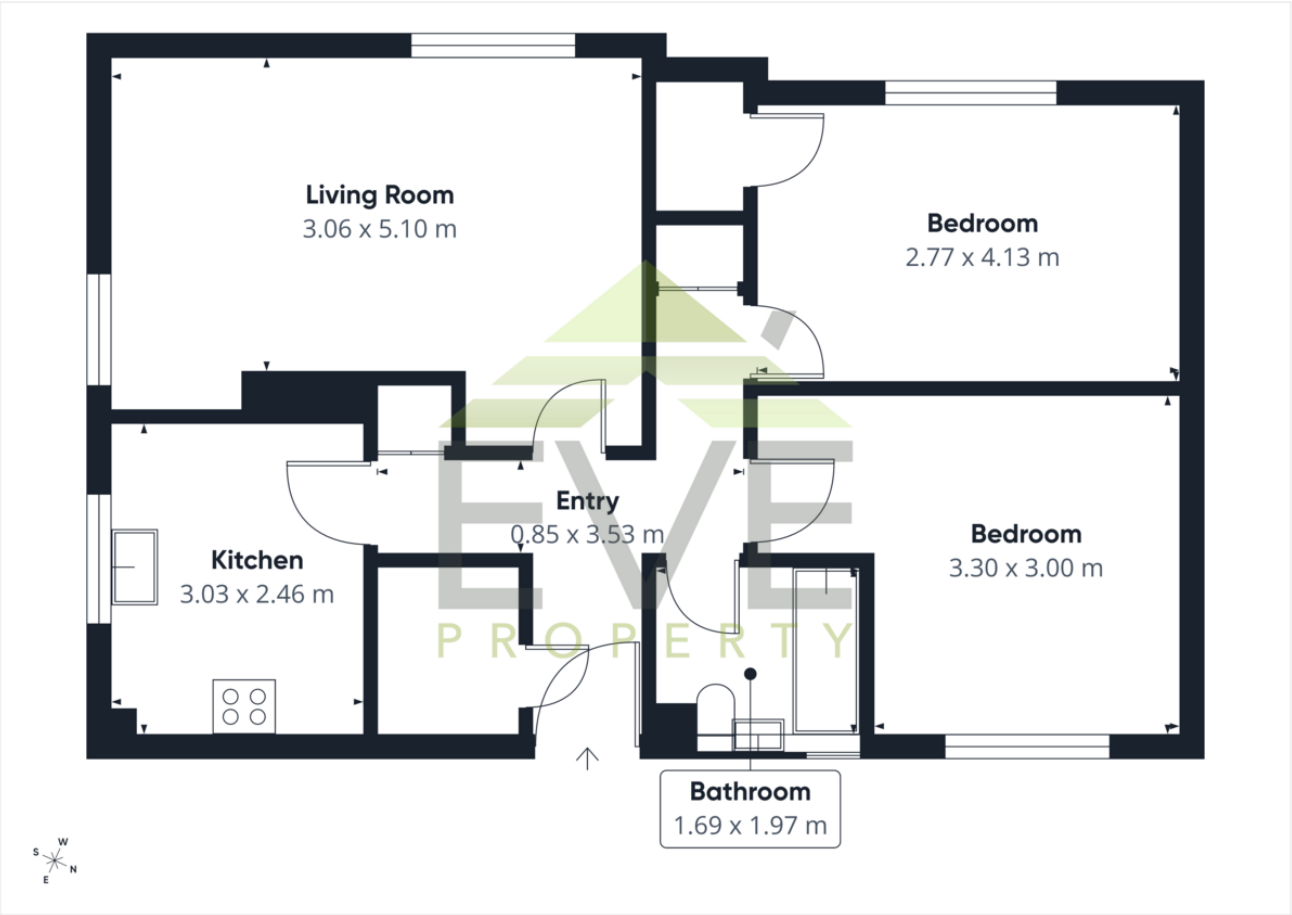
There are two generously proportioned double bedrooms, both benefiting from double-glazed windows. One bedroom further benefits from built-in storage.

The property is tastefully decorated throughout in contemporary neutral shades, complemented by quality flooring and carpeting. Further benefits include gas central heating and double glazing.

Externally, the property enjoys communal garden grounds to the rear, incorporating a drying green and refuse area.

McColl Avenue is ideally positioned within walking distance of Loch Lomond Shores, Balloch Country Park, Alexandria town centre and Vale of Leven Hospital. The property is conveniently situated between Balloch and Alexandria railway stations, providing access to rail services towards Glasgow City Centre.
For those travelling by car, the A82 is just a short drive away, offering excellent road links to the M8 motorway, Erskine Bridge, Glasgow Airport, Helensburgh and Faslane Naval Base.

This appealing ground floor flat offers an excellent opportunity to acquire a well-presented home within a convenient and peaceful location, and early viewing is highly recommended to fully appreciate the accommodation and setting on offer.



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