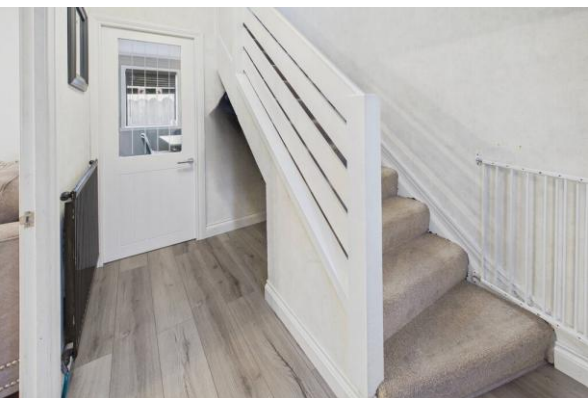




Two-bedroom semi-detached villa

Occupying a sizeable plot & new roof

Presented in walk-in condition

Spacious lounge with attractive box window

Third Avenue, Bonhill, Alexandria, G83 9BW

EVE Property are delighted to bring to the market this beautifully presented two-bedroom semi-detached villa, occupying a sizeable plot within a sought-after residential pocket of Bonhill, Alexandria.

Offers Over £142,995



## Property Description

The property offers well-proportioned accommodation throughout, complemented by modern neutral décor, quality flooring and carpeting. Presented in walk-in condition, this attractive home will appeal to first-time buyers, couples and families alike.

The accommodation begins with a welcoming reception hallway, accessed via a UPVC front door, with staircase leading to the upper level. The spacious lounge features an attractive box window, allowing an abundance of natural light to fill the room and creating a bright and comfortable space for relaxation.

To the rear, a generously proportioned modern dining kitchen offers an excellent range of floor-standing and wall-mounted units, providing ample storage and preparation space. There is plenty of room for dining, making this an ideal space for everyday family life and entertaining, while a door provides direct access to the rear garden. A useful storage cupboard completes the ground-floor accommodation.

On the upper level, there are two generous-sized bedrooms, both benefiting from built-in hanging and storage facilities. The accommodation is completed by a modern family bathroom fitted with a WC, vanity wash hand basin and bath with over-bath shower.

Externally, the property occupies a sizeable plot with garden grounds to the front, side and rear. The front garden is laid principally to lawn, with attractive planting, shrubbery and a pathway leading to the entrance. A gated pathway to the side provides access to the enclosed rear garden, which features a lawned area, stone chippings and a slabbed patio section, all bounded by timber fencing.





The garden offers excellent outdoor space for relaxing, entertaining and enjoying the warmer months.

#### Location

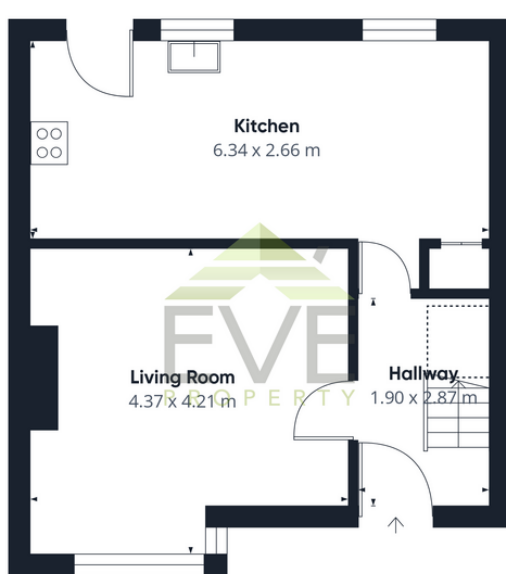
Third Avenue is situated within a popular residential area of Bonhill, conveniently placed for a range of local amenities and leisure attractions. Loch Lomond Shores and Balloch Country Park are both within easy reach, while Alexandria town centre offers a variety of shops and everyday services. Vale of Leven Hospital is also nearby.



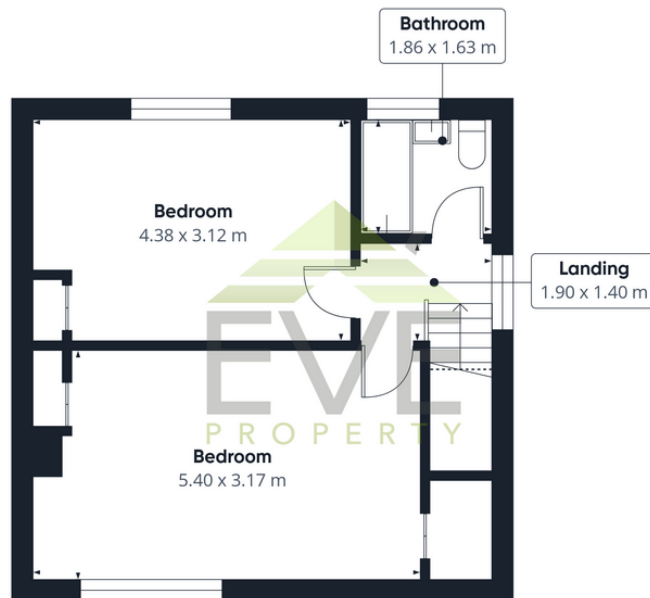
For commuters, Alexandria train station is within walking distance, providing convenient rail links to Glasgow city centre. The A82 is just a short drive away, offering excellent road connections to the M8 motorway, Erskine Bridge, Glasgow Airport, Helensburgh and Faslane Naval Base.

This attractive, move-in-ready home combines well-proportioned accommodation, modern presentation and generous garden grounds in a convenient residential location. Early viewing is highly recommended to fully appreciate all that this property has to offer.





Floor 0



Floor 1



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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 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