



OFFERS OVER

£150,000

Levencroft Mews

Alexandria, G83 9JL

PROPERTY SUMMARY

Immaculate, beautifully presented and finished in true walk in condition, this stylish Two Bedroom Mid Terrace Villa enjoys a peaceful cul de sac setting in the heart of Old Bonhill. Thoughtfully upgraded throughout, it offers a contemporary, move in ready home ideal for first time buyers, young families or those wishing to downsize within a quiet yet well connected location. With its tasteful presentation, modern finishes and convenient proximity to local amenities, schools and transport links, this charming home represents an exceptional opportunity within one of Bonhill's most sought after pockets. The property immediately impresses with its attractive kerb appeal. A neat monoblock driveway sits to the front, complemented by an area of artificial lawn and elegant wrought iron boundary fencing, creating a clean, polished and welcoming first impression.

2



1



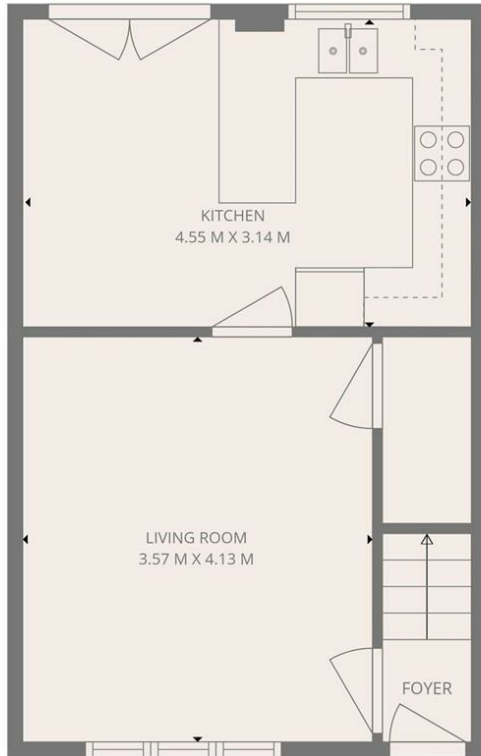
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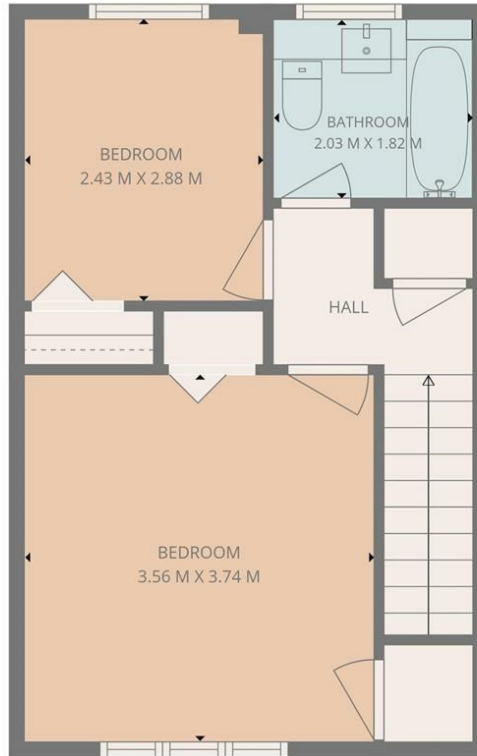








1ST FLOOR



2ND FLOOR

LOCAL AUTHORITY
West Dunbartonshire

TENURE
Freehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		82
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	

TOTAL: 68 m²
1st floor: 34 m², 2nd floor: 34 m²
EXCLUDED AREAS: WALLS: 8 m²

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



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

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