

G-L 1 Ferryfield Gardens, Alexandria,
West Dunbartonshire

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Offers over
£138,000

**SBXPROPERTY**
ESTATE & LETTING AGENTS



Email
all@sbproperty.co.uk

Phone
01389 731730

Website
www.sbproperty.co.uk







Description

Stunning **TWO BEDROOM GROUND FLOOR FLAT** located at Ferryfield Gardens, Alexandria. Benefitting from a newly re-fitted kitchen, new flooring, upgraded bathroom and en-suite and freshly decorated throughout the property is in walk in condition.

Accommodation: entrance hallway with storage cupboard off, leading to the spacious formal lounge with French doors to Juliette Balcony, new laminate flooring, new blinds and modern decorative finishes.

Re-fitted (2025) kitchen with white high gloss wall and base mounted units presented over three sides. Four burner gas hob, electric oven, and extractor hood. Spaces for fridge/freezer and washing machine. One and half bowl sink and drainer. Easy clean splash backs with stainless steel splash back at gas hob. Wall mounted Vokera Combination boiler. Co-ordinated worksurfaces with matching laminate flooring. Space for table and chairs.

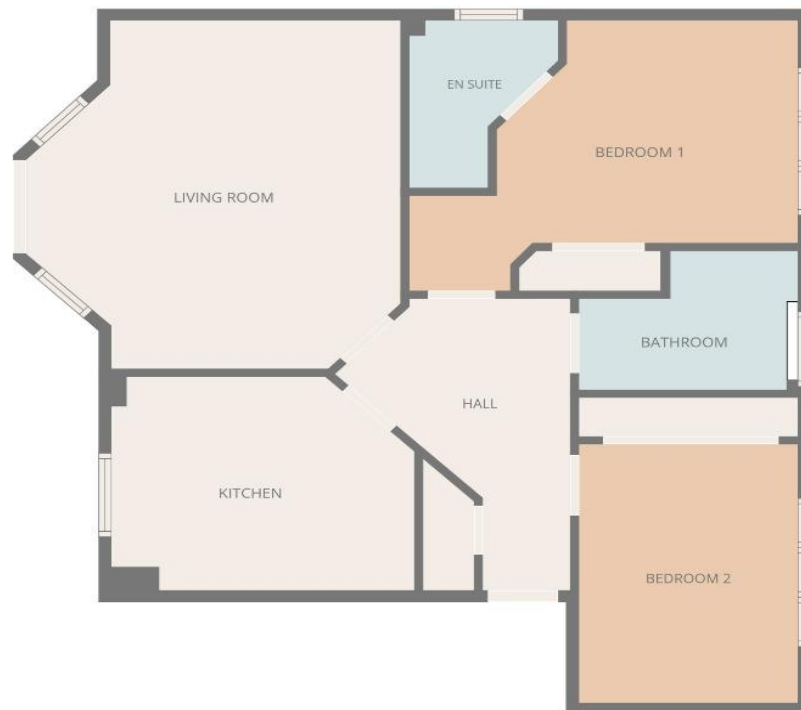
Rear-facing master bedroom with uPVC window assembly and wall-length fitted wardrobes with bi-fold doors, modernised en-suite shower room off comprising shower cubicle, wash hand basin and close couple W.C. Second rear facing double bedroom also with wall length fitted wardrobe. Both bedrooms have ample floor area for free standing furniture. Modernised bathroom comprising bath, wash hand basin and close couple W.C, easy clean wet wall finishes and chrome heated towel rail.

Additional benefits: gas central heating and double glazing, new flooring and redecorated throughout, new blinds, clean and tidy carpeted close with secure entry and residents' car parking, factored building. We highly recommend early viewing to fully appreciate the high standard of accommodation on offer.

EPC:C77:0100-2192-0040-2306-0601

The home report is available from our own website and Rightmove.

Floorplan & Room Sizes



Lounge 4.6m x 4.8m (15'1" x 15'8")

Breakfasting Kitchen 3.7m x 2.95m (12'1" x 9'8")

Master Bedroom 4.75m x 3.05m (15'7" x 10'0")

En-Suite Shower Room 1.85m x 2.3m (6'1" x 7'6")

Bedroom 2 2.7m x 3.55m (8'11" x 11'7")

Bathroom 2.7m x 1.9m (8'11" x 6'2")







To view a copy of the home report please visit our website www.sbproperty.co.uk

PLEASE NOTE

These property details are set out as a general guideline only. They do not constitute any part of an offer or contract.

MEASUREMENTS: All measurements are taken with an electronic digital measuring device. We strongly advise all prospective purchasers take their own measurements before ordering carpets, blinds, furniture etc. **APPLIANCES:** The electrical, gas powered appliances and heating systems have not been tested as working by us, we recommend that you instruct your own independent evaluation of these. **FIXTURES AND FITTINGS:** All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. These particulars are believed to be correct, however their accuracy cannot be guaranteed.

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