



- Stunning three-bedroom detached villa
- Detached garage
- Generous plot
- Bright lounge

1 Kingfisher Avenue, Alexandria, West Dunbartonshire, G83 9PY

Offers Over £279,995

EVE Property are delighted to bring to the open sales market this stunning three-bedroom detached villa with detached garage, set within the modern Mill Fields development in Bonhill, Alexandria. Built by Barratt Homes in 2018, this beautifully presented family home occupies a generous plot and benefits from a private, enclosed garden and driveway, with the property enjoying an excellent position that is not overlooked.



Property Description

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The property is set within a sizeable plot, with a generous front garden and a large lawn area. A multiple-vehicle driveway provides ample off-street parking and leads to the detached garage. To the rear, the substantial enclosed garden features a decked patio area and large lawn section, all enclosed by timber fencing, providing an excellent outdoor space for families, entertaining and relaxation.

Internally, the property has been tastefully decorated throughout in modern, neutral tones and is complemented by quality fixtures and fittings, carpeting and flooring. The bathrooms have been recently upgraded, and the property has also been fully replastered, creating a fresh and contemporary finish throughout.

The accommodation comprises:

Reception Hallway

Accessed via a UPVC front door, the welcoming reception hallway provides access to the main living accommodation and features a staircase leading to the upper level.

Spacious Lounge

A bright and generously proportioned lounge offering a comfortable main living space, with useful built-in storage cupboard.





Modern Dining Kitchen

A stylish and contemporary dining kitchen offering a good range of fitted units and workspace, with patio doors providing direct access to the rear garden. The layout provides an ideal space for both everyday family life and entertaining.

Downstairs WC

Conveniently positioned on the ground floor and fitted with a WC and wash hand basin, with additional under-stair storage cupboard.



Master Bedroom

A well-proportioned principal bedroom featuring built-in hanging and storage facilities, together with a modern en-suite shower room.

En-Suite Shower Room

Fitted with a WC, wash hand basin and shower cubicle.

Bedroom Two & Bedroom Three

Two further well-sized bedrooms, both benefiting from built-in hanging and storage facilities.

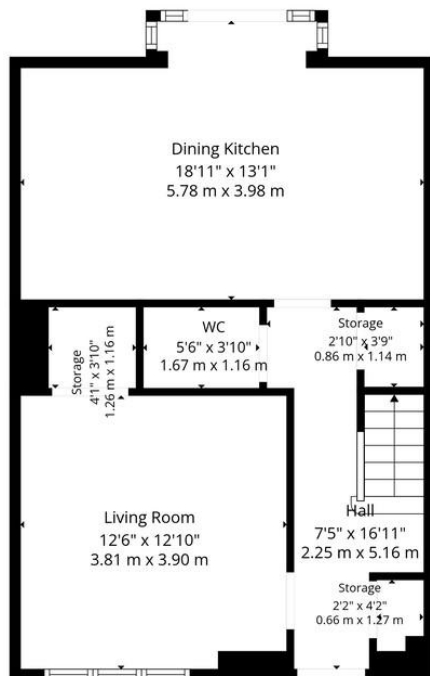
Modern Family Bathroom

A recently upgraded family bathroom comprising WC, wash hand basin and bath with over-bath shower.

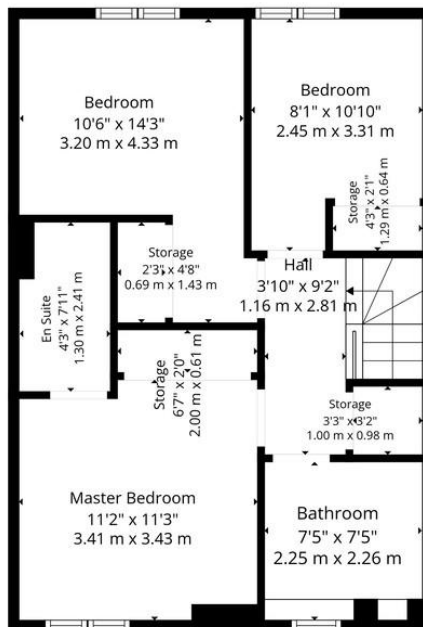


Location

Mill Fields is a popular modern residential development within Bonhill, Alexandria, ideally positioned between Alexandria and Dumbarton town centres. Both locations offer a wide range of shops, supermarkets and local amenities.



1st Floor



2nd Floor

Alexandria Railway Station is close by, providing an accessible rail commute to Glasgow City Centre and surrounding areas.

For motorists, the A82 is only a short drive away, providing excellent road links to the M8 motorway network, Erskine Bridge, Glasgow Airport, Helensburgh and Faslane Naval Base.



TOTAL: 1000 sq. ft, 92 m2
1st floor: 511 sq. ft, 47 m2, 2nd floor: 489 sq. ft, 45 m2
EXCLUDED AREAS: STORAGE: 85 sq. ft, 8 m2, WALLS: 96 sq. ft, 9 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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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 and 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.