



FIXED PRICE

£75,000

Murroch Crescent

Alexandria, G83 9QG

## PROPERTY SUMMARY

Tucked quietly within a peaceful cul-de-sac in one of Alexandria's most convenient residential pockets, this attractive one-bedroom Quarter Villa offers a bright, well-presented interior and private outdoor space, making it an ideal choice for first-time buyers or investors seeking a ready-to-let property in a consistently popular area. Accommodation comprises entrance, living room with spiral staircase, fitted kitchen with appliances included, sold as seen (no warranties or guarantees provided), double bedroom, modern bathroom, gas central heating, double glazing, private garden and an allocated resident parking space.

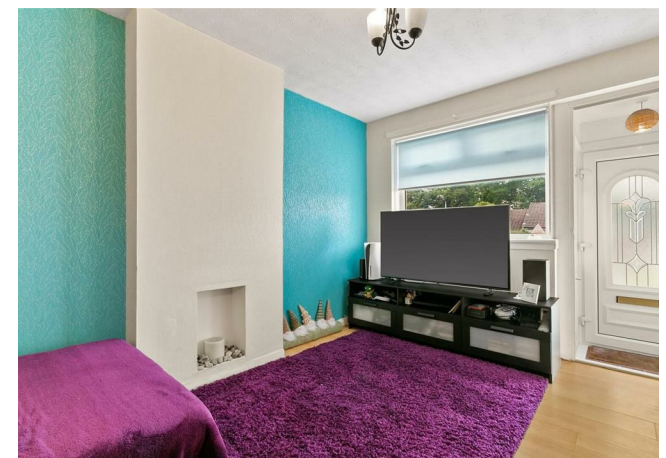
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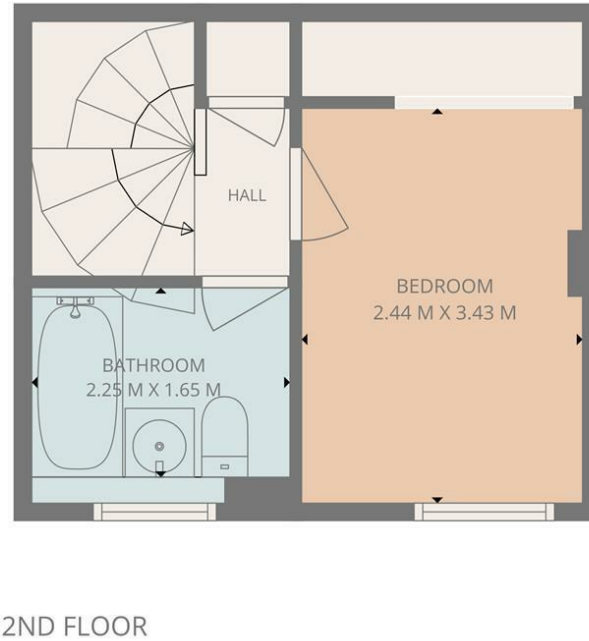
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**LOCAL AUTHORITY**  
West Dunbartonshire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
B

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	



**TOTAL: 41 m2**  
1st floor: 21 m2, 2nd floor: 20 m2  
EXCLUDED AREAS: WALLS: 6 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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