



4 Bedrooms

House - Detached

Offers Over

£298,000

Located in

Alexandria



<https://www.caledoniabureau.co.uk/>



# 13 Kingfisher Avenue

Alexandria | G83 9PY



Nestled in the sought-after area of Kingfisher Avenue, Alexandria, this stunning modern detached villa offers a perfect blend of modern living and comfort.

# 13 Kingfisher Avenue

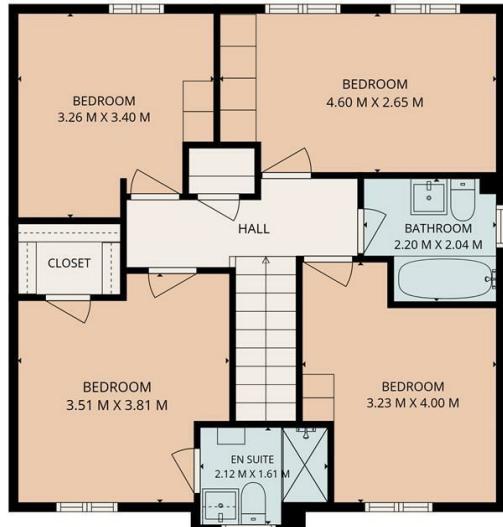
£298,000 Freehold



- Stunning Detached Villa
- Generous Dining Kitchen
- Four Bedrooms
- Modern Family Bathroom
- Enclosed Rear Gardens
- Bright Lounge
- Separate Utility Room and downstairs wc
- Master Bedroom with In-built storage and Utility Room
- Driveway Garage
- Early Viewing Essential!



1ST FLOOR



2ND FLOOR



**TOTAL: 108 m<sup>2</sup>**  
 1st floor: 43 m<sup>2</sup>, 2nd floor: 65 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 19 m<sup>2</sup>, UTILITY: 4 m<sup>2</sup>, PORCH: 4 m<sup>2</sup>,  
 WALLS: 11 m<sup>2</sup>

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



## Council Tax Band

## Local Authority

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.

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

130 High Street Dumbarton  
 West Dunbartonshire  
 G82 1PQ



dumbarton@caledoniabureau.co.uk

01389 771777

<https://www.caledoniabureau.co.uk/>