



- Immaculately presented two-bedroom mid-terraced villa
- Fully upgraded throughout – genuine show home feel
- Beautiful open-plan lounge, dining and kitchen layout
- Stylish white fitted kitchen with integrated appliances

9 Argyll Estate, Alexandria, G83 0QJ

EVE Property are delighted to bring to the market this immaculately presented and beautifully upgraded two-bedroom mid-terraced villa, situated within a peaceful cul-de-sac in the popular Argyll Estate. Set back from the road and surrounded by similar neighbouring properties, No. 9 offers a fantastic opportunity for a wide range of buyers seeking a stylish, move-in-ready home.



Property Description

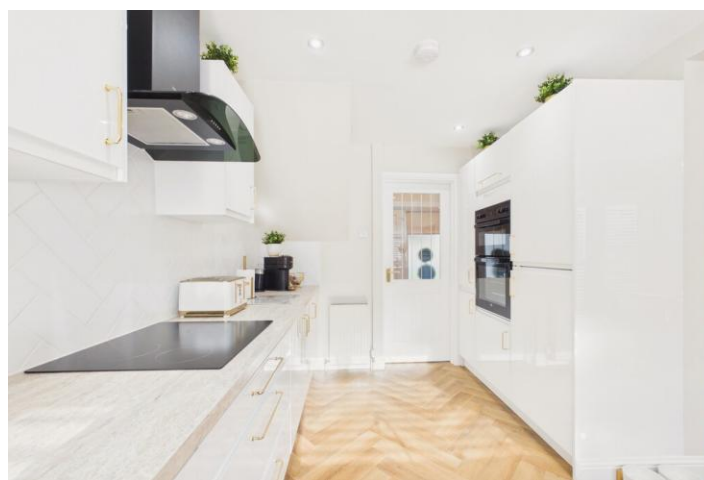
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The property has been fully upgraded throughout and offers a genuine show home feel, with a high standard of finish and attention to detail evident throughout. In addition to two generous double bedrooms, the property benefits from a fully fitted, bespoke attic dressing room, accessed via a fixed staircase from the upper landing. Complete with fitted wardrobes and useful eaves storage, this versatile space could, subject to the necessary consents, potentially be adapted to create a third bedroom, home office or other additional living space.

On entering the property, a UPVC front door leads into the welcoming reception hallway, with staircase providing access to the upper levels. The ground floor features a superb open-plan layout, incorporating the lounge, dining area and kitchen. Beautiful herringbone flooring extends throughout the downstairs footprint, creating a contemporary and cohesive finish.

The stylish white kitchen has been fitted with a range of wall and floor-mounted units, complemented by an electric oven and hob and a selection of integrated appliances, including dishwasher, washing machine and fridge freezer. The kitchen opens directly into the dining area, where patio doors provide lovely views and direct access to the rear garden. The lounge is tucked neatly around the corner, creating a comfortable and defined living space, with attractive wall panelling adding a

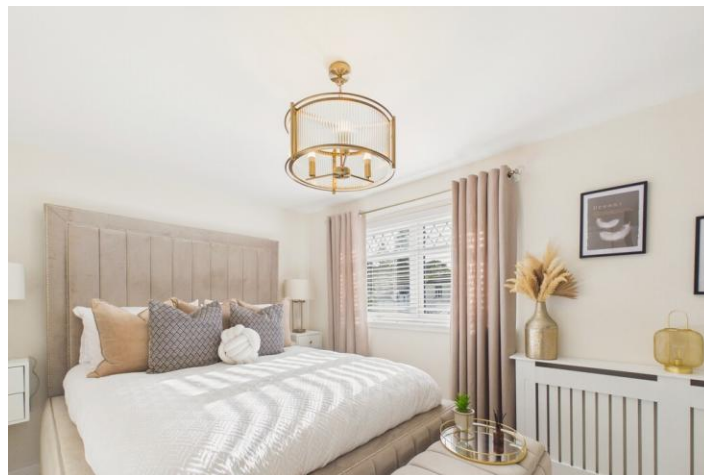




further touch of style.

Upstairs, there are two well-proportioned double bedrooms, both freshly and neutrally decorated and finished with thick-pile carpeting. The principal bedroom benefits from built-in hanging and storage space. The modern shower room is finished with contemporary tiling and comprises a WC, vanity wash hand basin and shower cubicle.

A fixed staircase from the upper landing leads to the impressive attic dressing room. Fully fitted on a bespoke basis, this excellent additional space incorporates a range of wardrobes and eaves storage and offers considerable versatility for the new owner.



Externally, the property benefits from fully enclosed front and rear gardens. The front garden is laid with stone chippings and features a pathway leading to the front door. The enclosed rear garden provides a combination of slabbed patio, decking and stone-chipped areas, creating a pleasant and easily maintained outdoor space. A particularly useful addition is the separate outbuilding/garden room, which benefits from power, lighting, heating and a double-glazed window, making it an ideal home-working space, hobby room or additional recreational area.



Further benefits include gas central heating and a new roof, adding to the appeal and peace of mind offered by this exceptional home.

The property is presented in true walk-in condition throughout and the standard of finish can only be fully appreciated by internal inspection. Early viewing is highly recommended, as we anticipate strong interest from a wide range of prospective purchasers.



Argyll Estate is a quiet and popular residential area, conveniently positioned within walking distance of Loch Lomond Shores, Balloch Country Park, Alexandria town centre and Vale of Leven Hospital. The property is situated between Balloch and Alexandria railway stations, providing convenient rail links towards Glasgow City Centre.

For those commuting by road, the A82 is just a short drive away, providing excellent access to the M8, Erskine Bridge, Glasgow Airport, Helensburgh and Faslane Naval Base.

Schedule your viewing appointment today to avoid missing out on this beautifully presented and highly versatile home.

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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.