



3 Bedrooms

Flat - Duplex

Offers Over

£140,000

Located in

Alexandria



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



# 24 Smollett Street

Alexandria | | G83 0DS



Exceptional spacious three-bedroom main door upper apartment offering walk in accommodation over two levels, on the sought-after Smollett Street address. The property has the added advantage of a new kitchen and bathroom with an upper-level shower room and fresh decor throughout.

# 24 Smollett Street

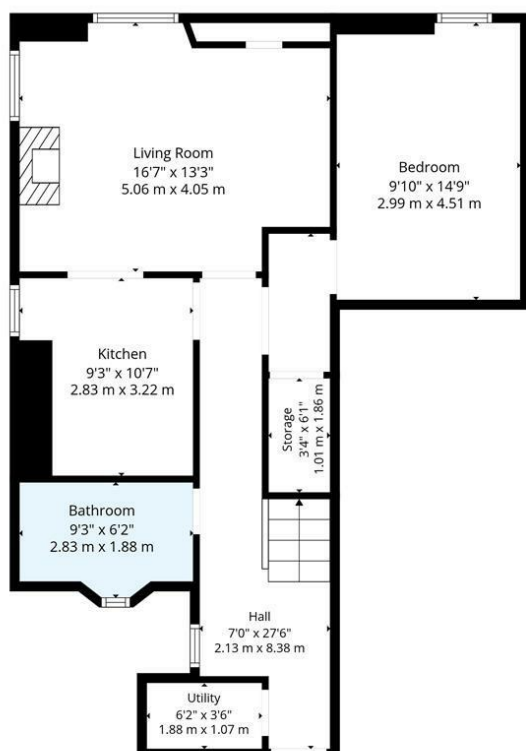
£140,000 Freehold



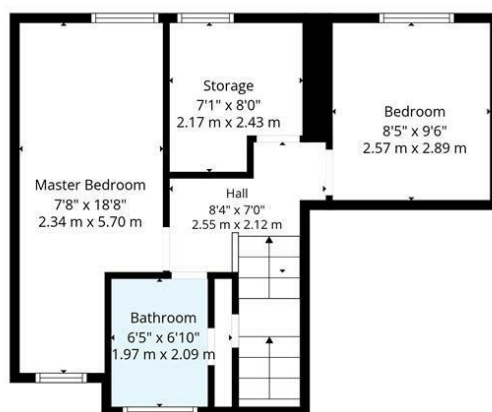
Council Tax Band B  
Local Authority

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 |                         |           |
| Scotland                                    | EU Directive 2002/91/EC |           |



1st Floor



2nd Floor

**TOTAL: 956 sq. ft, 89 m2**

1st floor: 679 sq. ft, 63 m2, 2nd floor: 277 sq. ft, 26 m2

EXCLUDED AREAS: UTILITY: 22 sq. ft, 2 m2, STORAGE: 54 sq. ft, 5 m2, MASTER BEDROOM: 46 sq. ft, 5 m2, LOW CEILING: 37 sq. ft, 4 m2, WALLS: 114 sq. ft, 8 m2

Floor Plan Created By Elite Media Limited



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