

331 1-1 Main Street, Alexandria, West  
Dunbartonshire



Offers over  
£107,500

**SbXPROPERTY**  
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# Description

Superb **THREE DOUBLE BEDROOM** flat set out over two levels with fantastic room sizes, downstairs bathroom, master en-suite shower room, excellent storage facilities, and central location making this an excellent opportunity for a first-time buyer.

**Accommodation:** Entrance hallway leading to generous formal lounge via half glass panelled door, focal wall with shelved alcove, dual double glazed window assemblies, ceiling cornice, and laminate flooring. Dining kitchen comprising wall and base mounted units presented over two sides, integrated fridge and freezer, four-burner gas hob and electric oven, stainless steel sink and drainer with mixer tap, tiled flooring, matching worksurfaces and tiled splashbacks. Wall mounted combination boiler, space for table and chairs.

Handy downstairs bathroom comprising bath with mains powered shower over, close couple W.C and wash hand basin, spaces for washing machine and additional white goods. Third bedroom currently used as a home office provides a welcome sanctuary for the home worker.

## Upper accommodation:

Accessed by an attractive staircase the upper landing area has a large storage cupboard off and has two large bedrooms, the rear most double bedroom has grey coloured carpeting and emulsion finishes to the walls, the front facing double bedroom has wall length fitted wardrobes providing excellent hanging and storage facilities, dual double glazed window assemblies, and carpeting. Both larger bedrooms have ample floor area for additional furniture.

En-suite shower room off comprising shower cubicle with mains operated shower inset, close couple W.C and vanity unit with wash hand basin. Full wall and floor tiling with recessed LED ceiling lighting.

**External:** Communal rear garden area with small shed. **Additional Benefits:** D.G, G.F.C.H We highly recommend early viewing to appreciate the room sizes and accommodation on offer..

EPC:C72: 6416-6722-7200-0424-1222 **THE HOME REPORT CAN BE ACCESSED FROM OUR OWN WEBSITE OR UNDER EPC ON RIGHTMOVE.**

## Floorplan & Room Sizes



**lounge** 4.15m x 4.01m (13'7" x 13'2")

**kitchen-Diner** 2.9m x 3m (9'6" x 9'10")

**Bathroom** 1.75m x 1.75m (5'8" x 5'8")

**Third Bedroom** 2.85m x 2.7m (9'5" x 8'11")

**Master Bedroom** 4.1m x 4.1m (13'6" x 13'6")

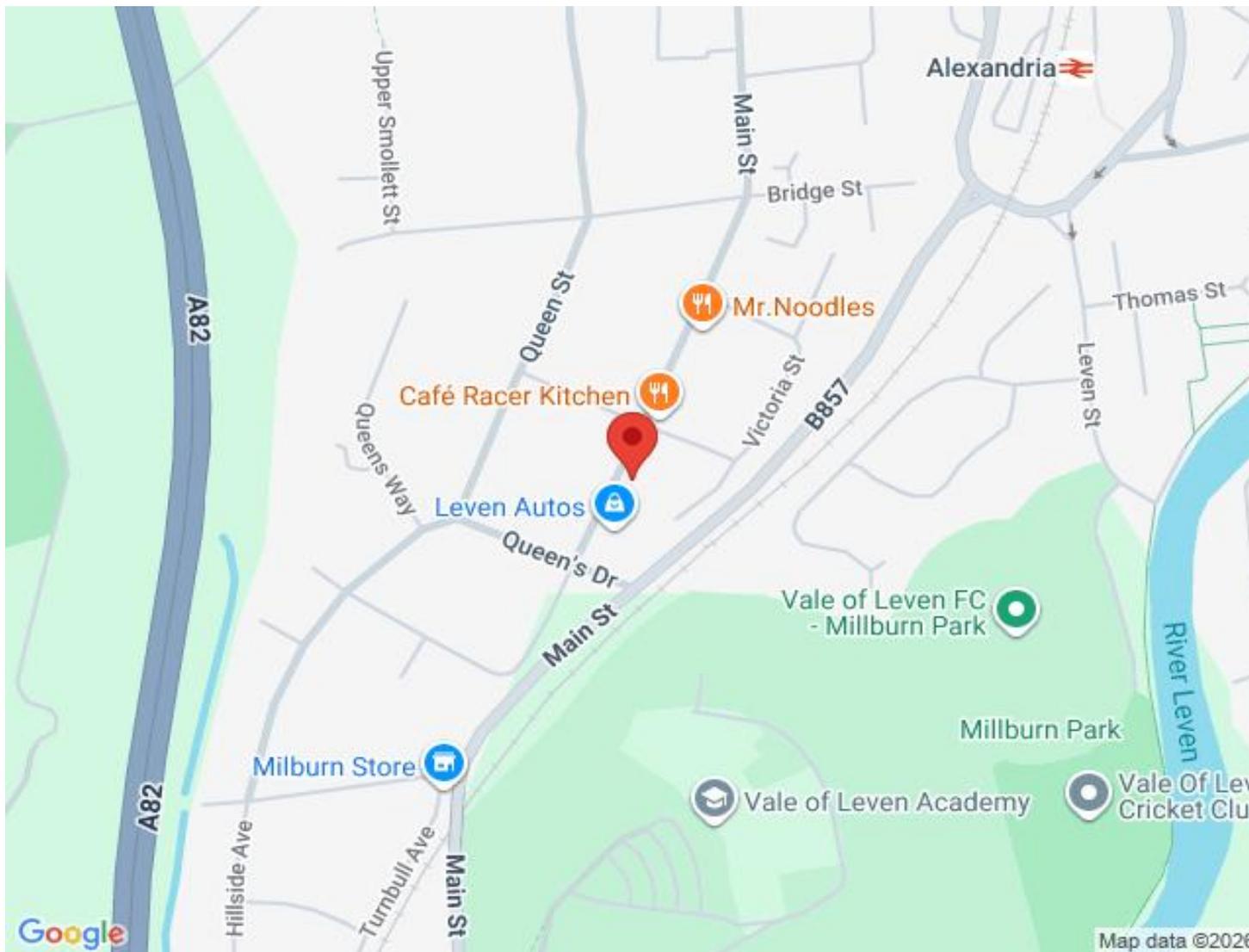
**En-Suite Shower Room** 1.25m x 2.55m (4'1" x 8'5")

**Bedroom 2** 4.2m x 4.2m (13'10" x 13'10")









To view a copy of the home report please visit our website [www.sbproperty.co.uk](http://www.sbproperty.co.uk)

**PLEASE NOTE**

These property details are set out as a general guideline only. They do not constitute any part of an offer or contract.

**MEASUREMENTS:** All measurements are taken with an electronic digital measuring device. We strongly advise all prospective purchasers take their own measurements before ordering carpets, blinds, furniture etc. **APPLIANCES:** The electrical, gas powered appliances and heating systems have not been tested as working by us, we recommend that you instruct your own independent evaluation of these. **FIXTURES AND FITTINGS:** All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. These particulars are believed to be correct, however their accuracy cannot be guaranteed.



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