




McEwan Fraser Legal

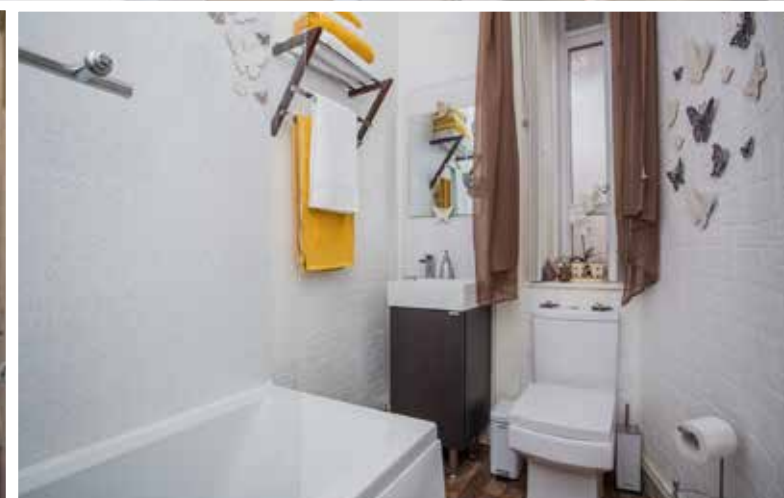
Solicitors & Estate Agents

0141 404 5474

188 Middleton Street

ALEXANDRIA, WEST DUNBARTONSHIRE, G83 0DJ

188 Middleton Street



Location

Alexandria offers both peaceful and quiet surroundings, right on the shores of Loch Lomond, making it a great place to live and work. Locally schooling, shopping and recreational facilities are all accessible and both bus and train services allow access to all surrounding areas and destinations further afield, including Glasgow City Centre. For fantastic recreational opportunities, why not boat in Balloch or there is the stunning scenery of Loch Lomond and the Trossachs National Country Park.

Property

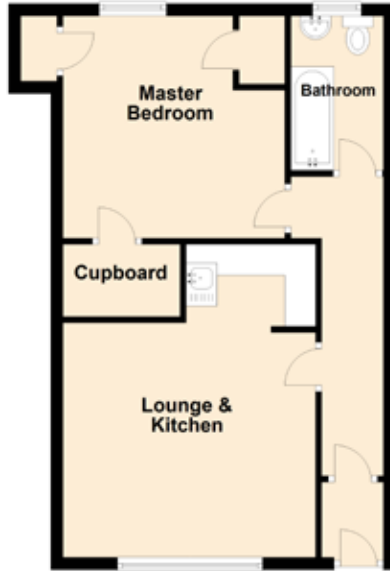
Part Exchange Available! Occupying a preferred ground floor position, within this quaint sandstone building in a quiet and peaceful pocket of Alexandria, is this charming one bedroom flat, complete with the benefit of a rear patio and drying area.

This apartment would be absolutely ideal for any young person or couple as a foothold on the first rung on the property ladder, or as a retirement flat given the ground floor positioning or alternatively it would make a rock solid investment property if listed on Air BnB. The flat has been designed to maximize the natural light and space available to create a modern ambience and a charming home to live in.

The imaginatively planned flat consists of accommodation that has been arranged to offer both flexibility and a high level of individuality. With room dimensions significantly larger than those generally found in new apartments, it offers plenty of scope for live/work arrangements. The lounge/kitchen/diner has been designed to maximize space with a spacious lounge benefiting from a feature fireplace. The cleverly designed compact kitchen and food preparation area just seems to work for this size of flat and for only one or two people. It is set just off the lounge and given the compact space it still manages to fit in a full size cooker, sink and fridge and freezer both under the new worktops along with a range of wall cabinets. The bathroom is bright and fresh and has a shower over the bath and a modern white suite with a shower screen. The double bedroom has lots of storage space between free standing furniture and cupboard space. The apartment is kept warm and comfortable via the triple glazing and gas central heating. There is on-street parking (one space each) to the front aspect along with a drying/garden area to the rear. The little patio area just outside the kitchen is the perfect place to relax and unwind after a hard day at the office.

Early viewing is strongly advised for anyone looking for a charming property that would make a great little place to call home, a holiday bolt hole or even a solid investment property for any Buy-To-Let investor all available at low cost and with a great return.

Property Specifications



Approximate Dimensions (Taken from the widest point)

Lounge & Kitchen	5.07m (16'8") x 4.10m (13'5")
Master Bedroom	3.60m (11'10") x 3.60m (11'10")
Bathroom	2.50m (8'2") x 1.50m (4'11")

Gross internal floor area (m²) - 49m²

EPC Rating- C

Extras (Included in the sale):

Freestanding appliances may be available by separate negotiation



Image credit: <http://www.ondimaneurveys.co.uk/omapi/>


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Part
Exchange
Available

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