

47 Hillbank Street

ALEXANDRIA, BONHILL, G83 9AR



A rare opportunity to acquire an individually designed family home, low maintenance gardens, all in great order



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



We are delighted to introduce to the market, this immediately impressive three-bedroom detached family bungalow. This is a very rarely available property given it's a spacious bungalow and it's offered to the market in immaculate condition throughout. The property offers tremendous flexibility for any family or Retiree's to enjoy and the substantial living accommodation is sure to impress the most demanding of buyers. The property is beautifully nestled in a quiet setting of the family-friendly and popular location of Hillbank Street, Bonhill. The surrounding tiered gardens offer a particularly private and appealing outdoor space and the property has been carefully and thoughtfully designed with individuality and an easy free-flowing space in mind.

The accommodation consists of a welcoming and generous hallway, giving the viewer just a hint of what's to come, and that the remainder of the property has also been built to excellent proportions.

THE LOUNGE



The large lounge is of a size and layout rarely available in today's more modern builds and all the Hallmarks of a great room are evident; spacious proportions, beautiful feature fireplace with living flame gas fire, lots of natural light flooding in, and space that will cater for sumptuous designer furniture that you'll be able to set out in any number of configurations.

THE KITCHEN/DINER



The bright and spacious kitchen/diner is very appealing, fitted in a good range of light wood units it makes a real 'hub' of the home. It features a fantastic range cooker along with an integrated dishwasher, and side by side fridge and freezer. It's clear to see it has been thoughtfully designed with both style and functionality in mind. The kitchen/diner layout also allows for a large dining table, ideal for entertaining friends and family on more formal dining occasions. The property also benefits from a utility room and a cloakroom toilet.



THE UTILITY & WC





The spacious family bathroom is bright and contains a Pergamon suite with a mains shower over a corner bath.

THE BATHROOM



BEDROOM 1



There are three spacious bedrooms in this unique home, all lovely and bright, all with fitted wardrobes and all with plenty of room for free-standing furniture.

The house is always warm and comfortable via double glazing and gas central heating. The property has benefited from a completely new roof only 5 years ago.

BEDROOM 2

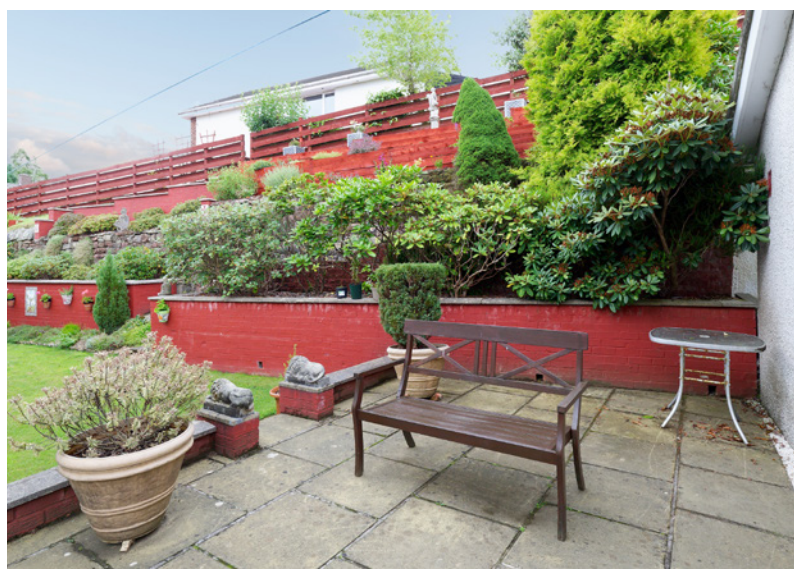


BEDROOM 3

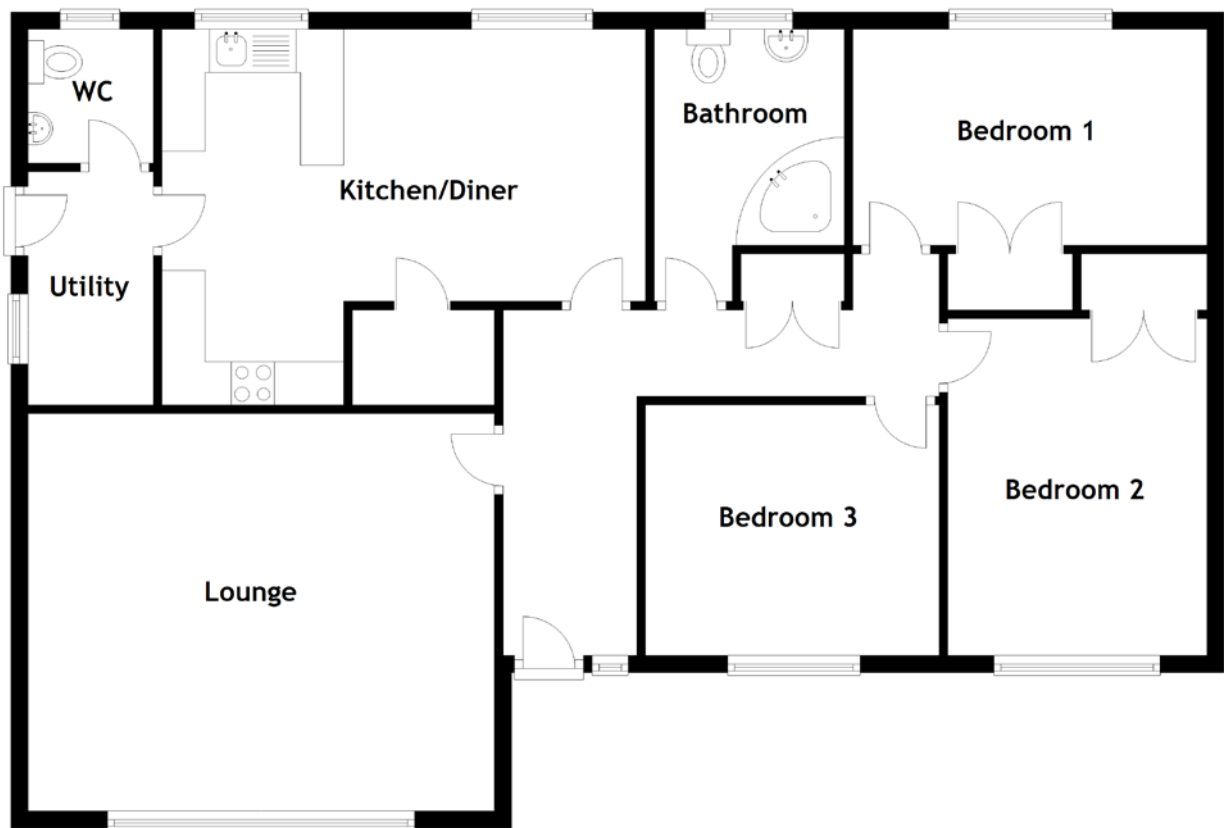


Low maintenance tiered gardens frame the property beautifully and the double garage offers great space for anyone who likes to tinker with a hobby. The length of time the current owners have enjoyed this lovely home points to its enduring appeal as a secure, comfortable place to call home. It's sure to be popular and we believe early viewing is a must for anyone seeking a great bungalow.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

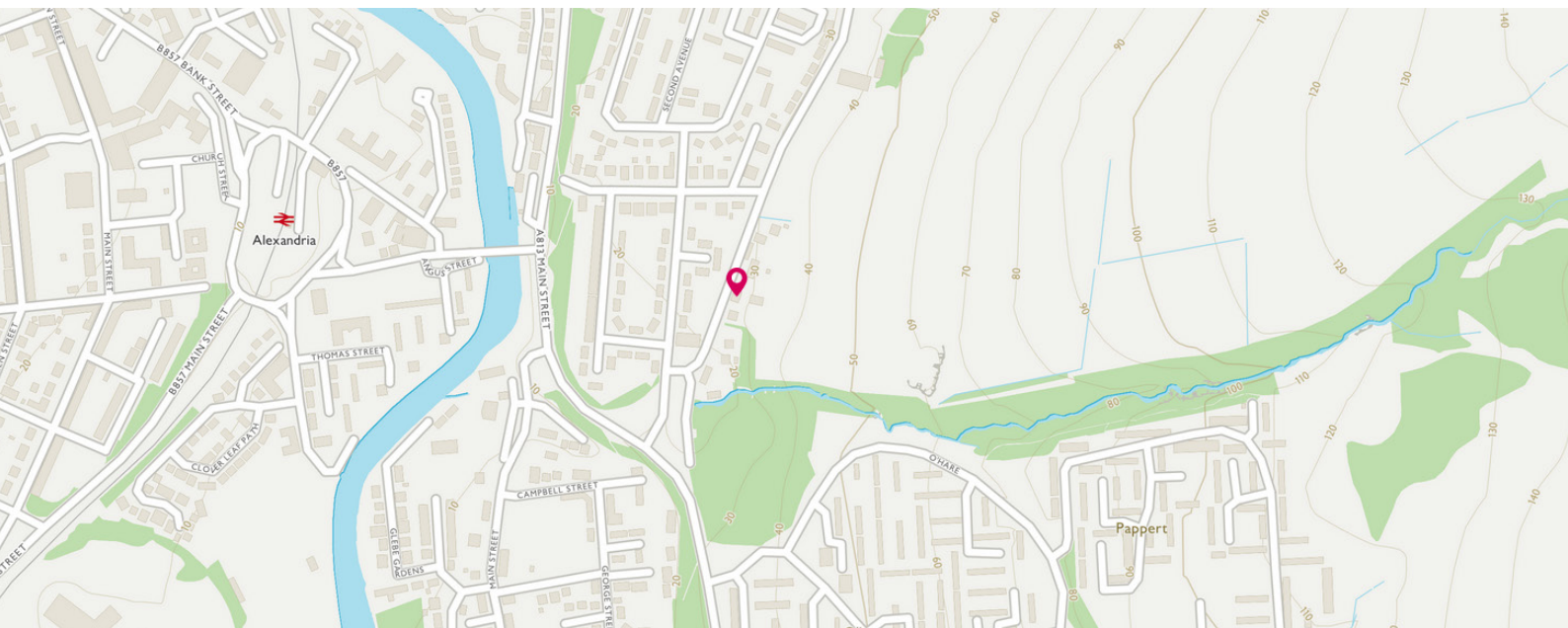


Approximate Dimensions
(Taken from the widest point)

Lounge	5.40m (17'9") x 4.60m (15'1")
Kitchen/Diner	5.60m (18'4") x 4.35m (14'3")
Utility	2.70m (8'10") x 1.45m (4'9")
WC	1.55m (5'1") x 1.45m (4'9")

Bedroom 1	4.10m (13'5") x 2.50m (8'2")
Bedroom 2	3.90m (12'10") x 3.00m (9'10")
Bedroom 3	3.40m (11'2") x 2.90m (9'6")
Bathroom	3.15m (10'4") x 2.20m (7'3")

Gross internal floor area (m²): 107m²
EPC Rating: D



THE LOCATION

Whilst enjoying both peaceful and quiet surroundings, residents can access an extensive range of amenities within Alexandria, Dumbarton and Balloch centres to cater for everyday requirements.





Locally, schooling, shopping and recreational facilities are accessible and both bus and train services allow access to all surrounding areas and destinations further afield, including Glasgow City Centre. In the village of Balloch, one can appreciate the beautiful scenery at Loch Lomond and Trossachs National Country Park and also utilise the much-publicised facilities at Lomond Shores tourist and retail development. The Vale of Leven and Dumbarton Golf Club are within close proximity.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**



Text and description
KEN MEISAK
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.