

# 46 Broomhill Crescent

BONHILL, ALEXANDRIA, G83 9PW



*THIS PROPERTY IS SUBJECT TO A  
BUYERS PREMIUM*



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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 Broomhill Crescent, 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 the remainder of the property has also been built to excellent proportions.

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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, 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 bright and spacious kitchen/diner is very appealing, fitted in a good range of quality units and work-surface, it makes a real 'hub' of the home. It features a fantastic range of appliances, and it is evident this 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 spacious family bathroom is bright and contains a beautiful white suite with a mains shower as well a separate bath.





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 property also benefits from a utility room and a cloakroom toilet. The house is always warm and comfortable via double glazing and gas central heating.







**Bedroom 2**



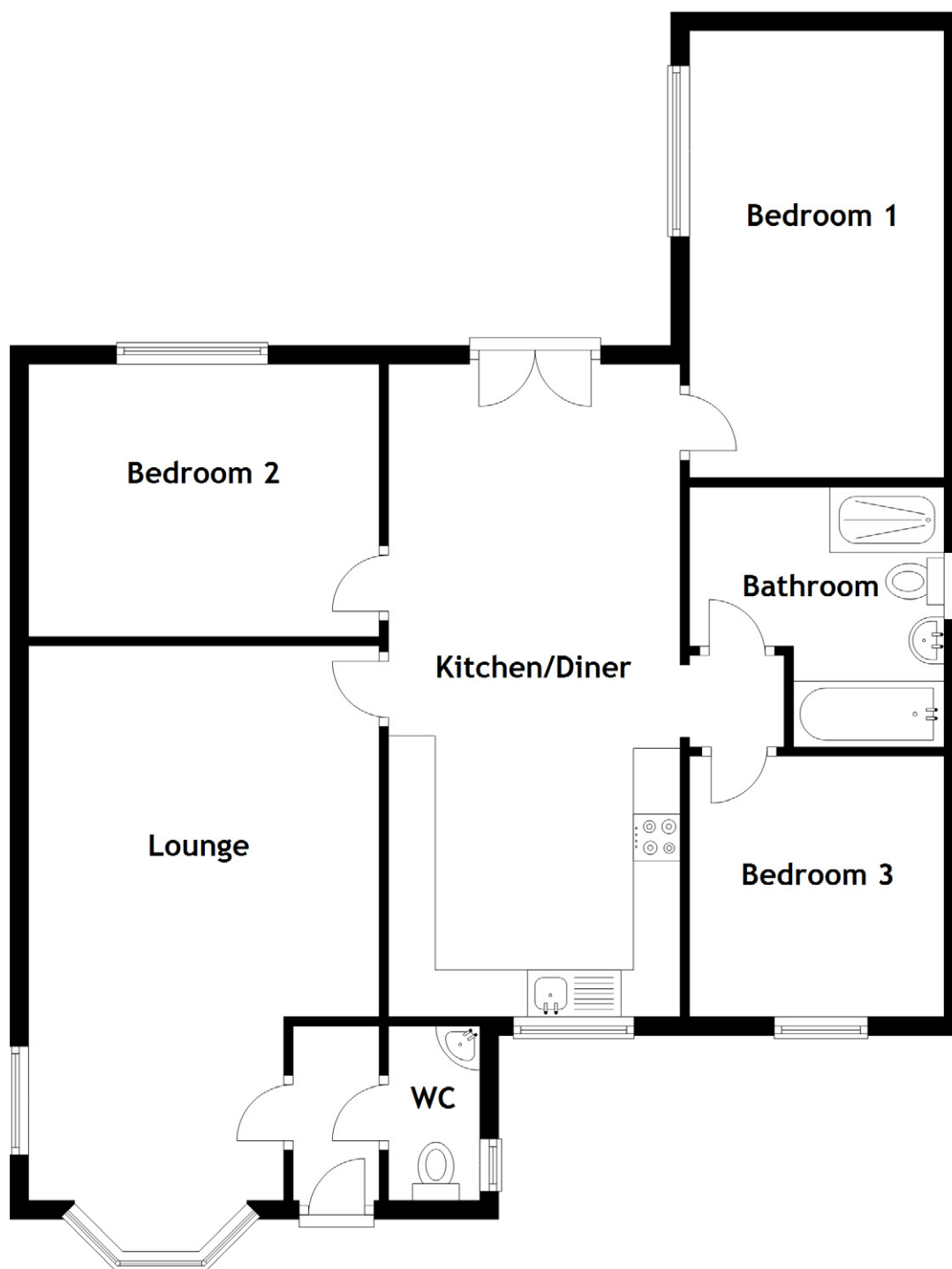




**Bedroom 3**







### Approximate Dimensions

(Taken from the widest point)

Lounge	6.31m (20'9") x 3.75m (12'4")	WC	1.87m (6'1") x 0.98m (3'2")
Kitchen/Diner	6.98m (22'11") x 3.12m (10'3")		
Bedroom 1	4.78m (15'8") x 2.72m (8'11")	Gross internal floor area (m <sup>2</sup> ): 86m <sup>2</sup>	
Bedroom 2	3.75m (12'4") x 2.91m (9'7")	EPC Rating: C	
Bedroom 3	2.79m (9'2") x 2.72m (8'11")	Buyer's Premium Value: £3500	
Bathroom	2.78m (9'1") x 2.72m (8'11")		



Low-maintenance  
tiered gardens frame  
the property beautifully.  
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.







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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.

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## The Location



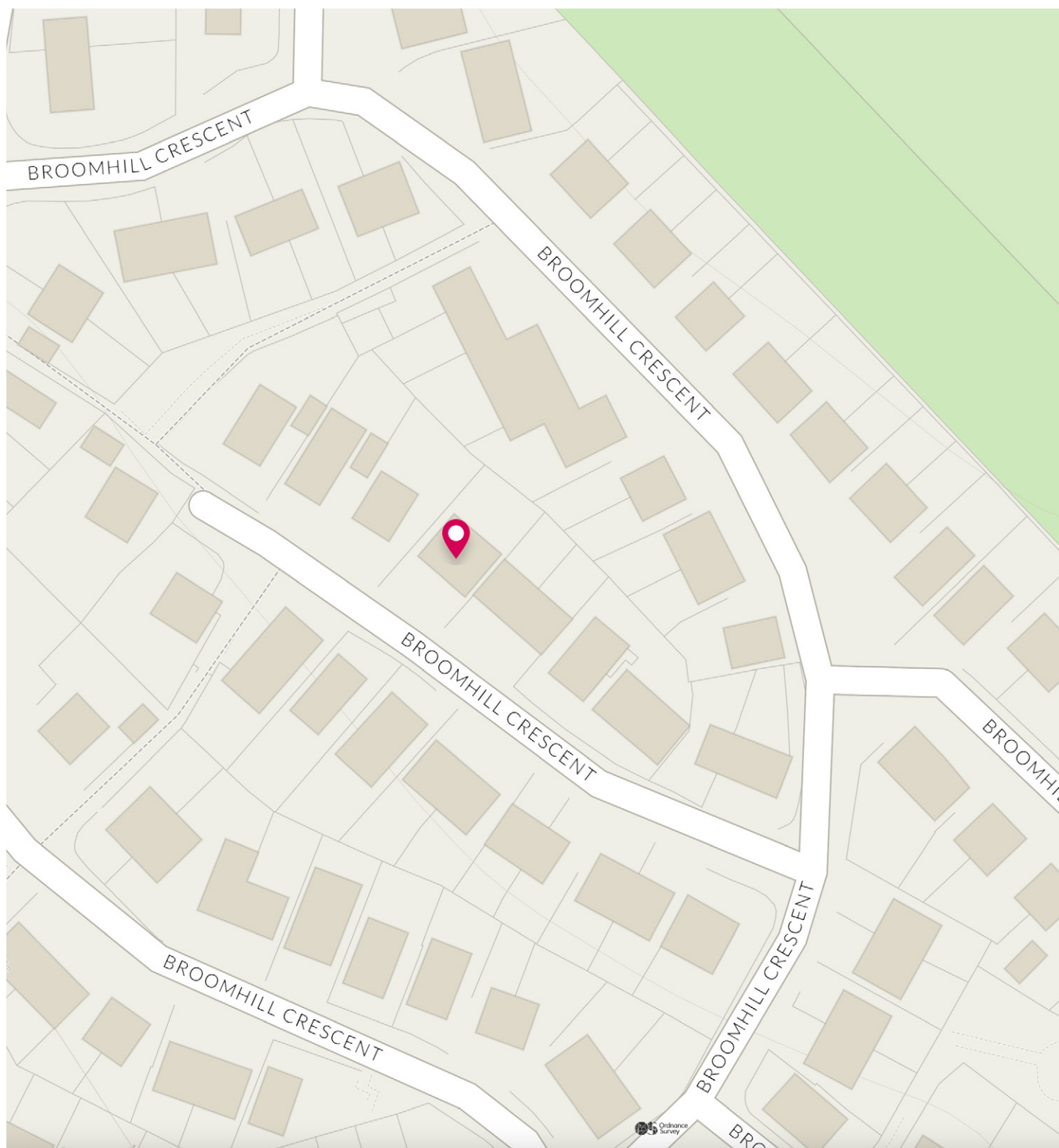


Image credit: <http://www.ordnancesurvey.co.uk/osmap/>

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