



THE LOCATION

ALEXANDRIA

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 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 & Dumbarton Golf Club are also close by.



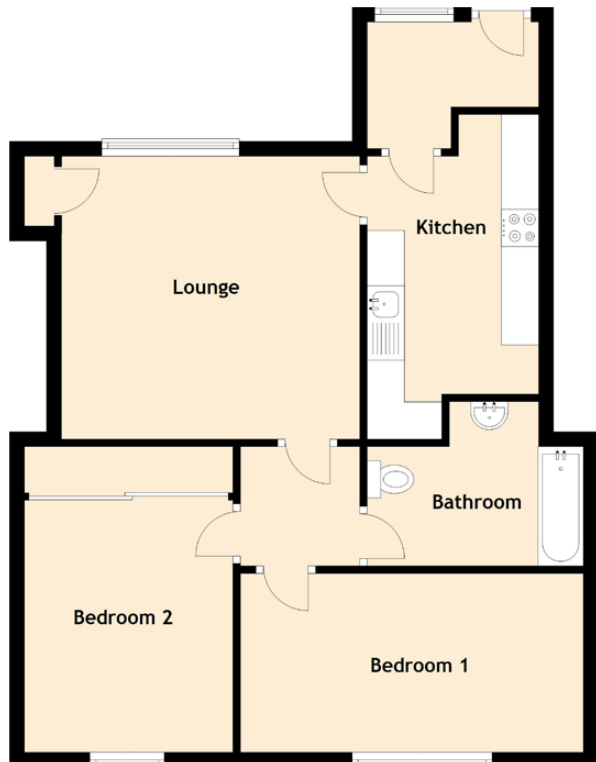
THE PROPERTY

20/4 KING EDWARD STREET

McEwan Fraser is delighted to present this excellent property to the market. The property is a first floor two double bedroom apartment that benefits from its own front door, gas central heating, double glazing and a large communal garden. Offered to the market at a very competitive price, this is an excellent opportunity for an investor or a first-time buyer looking to make their own mark on a property.

Entering the property through its own door, a welcoming hallway leads through to an ample kitchen and large lounge. The kitchen comprises a good range of base and wall mounted units with great prep and storage space. The lounge enjoys good floor space and high ceilings with plenty of space for a pair of large sofas. Accommodation also includes two well-proportioned bedrooms and an ample bathroom.

This property offers excellent value for money and internal viewing is highly recommended.

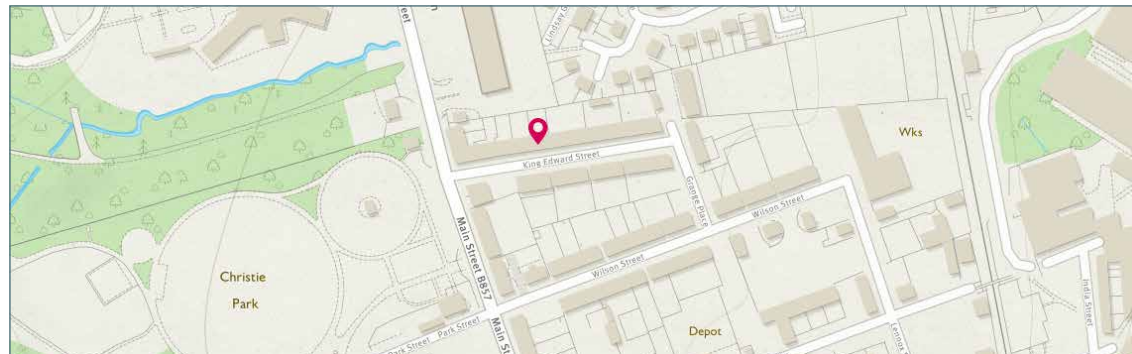


Approximate Dimensions (Taken from the widest point)

Lounge	4.00m (13'1") x 3.80m (12'6")
Kitchen	3.20m (10'6") x 2.30m (7'7")
Bedroom 1	4.60m (15'1") x 2.40m (7'10")
Bedroom 2	3.50m (11'6") x 2.80m (9'2")
Bathroom	2.90m (9'6") x 1.60m (5'3")

Gross internal floor area (m²): 58m²

EPC Rating: E



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