

# 39 Smollett Street

ALEXANDRIA, WEST DUNBARTONSHIRE, G83 0DS



*THIS PROPERTY IS SUBJECT  
TO A BUYER'S PREMIUM*



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McEwan Fraser Legal are delighted to present to the market this spacious four-bedroom sandstone semi villa in a much sought-after area of Alexandria. Well-proportioned throughout this characterful property offers flexible living accommodation and enough outside space to satisfy most families' requirements.











The welcoming entrance vestibule leads to a bright hallway offering access to all ground floor apartments.

The spacious lounge offers a large bay window that floods the room with lots of natural light and its dimensions mean it can accommodate a variety of furniture configurations. Although modern in feel with a lovely feature fireplace, this room also benefits from some stunning original features such as the high ceilings and original ceiling rose and ornate cornicing. A feature fireplace and the stunning large bay window to the front really make this a warm and cosy room despite its generous size.













The next apartment along the hallway is the formal dining room offering generous accommodation for a full dining table and additional furniture with a view of the rear garden.







To the rear is a fitted kitchen with ample base and wall-mounted units with under counter fridge and freezer, free-standing washing machine with a free-standing electric cooker. This is an ideal area for an aspiring chef to prepare a tasty meal and benefits proximity to the formal dining room.







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A recent addition is the under-stair WC which blends in seamlessly and provides additional convenience on the ground floor.

Bedroom 1/study on the ground floor is generously proportioned and has a large window overlooking the rear garden and outbuildings. The outbuildings were formerly a washhouse and has plumbing. This could readily be utilised as a workshop.





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The magnificent hand-crafted wooden staircase to the upper accommodation features a stunning balustrade and a carpet runner on the stairway exposes the dark wooden treads to stunning effect. This leads to the upper accommodation and is finished tastefully.

On the first floor we find three further spacious bedrooms all with ample space for free-standing furniture.

The family bathroom is both modern and stunning and features a spacious walk-in shower with quality glass screen, very modern suite, and chrome heated towel rail and room for free-standing storage or furniture.

As with the lower accommodation we continue to see such delightful features as stained and sometimes etched glass giving the property real charm and character.

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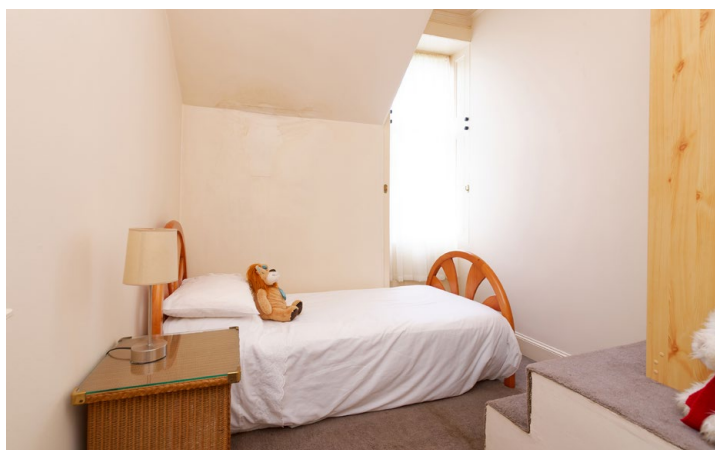


**Bedroom 2**





## Bedrooms 3&4



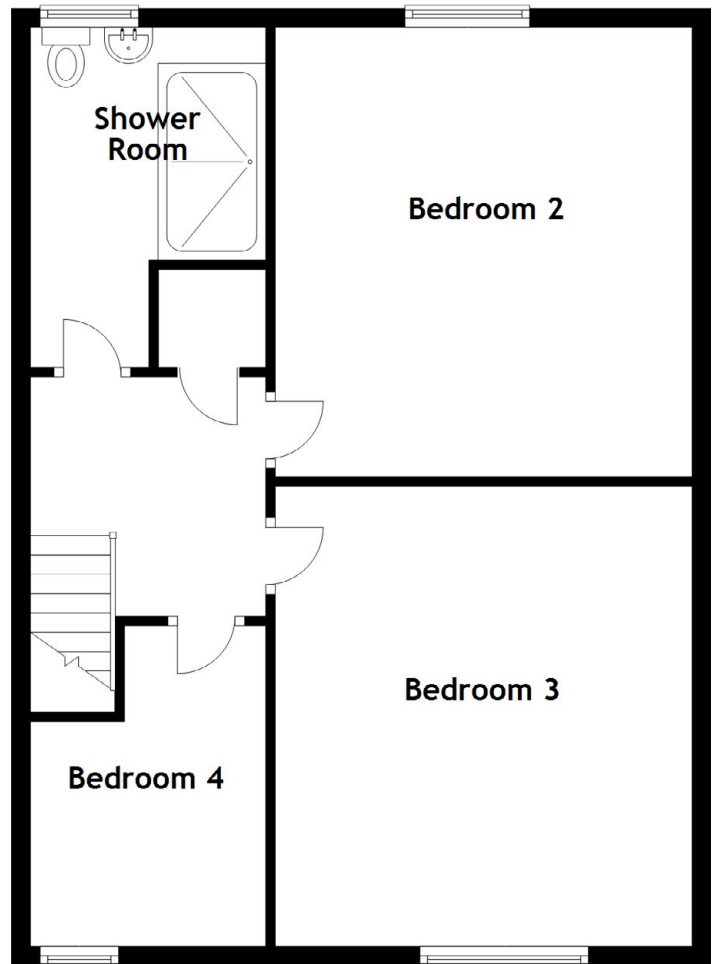
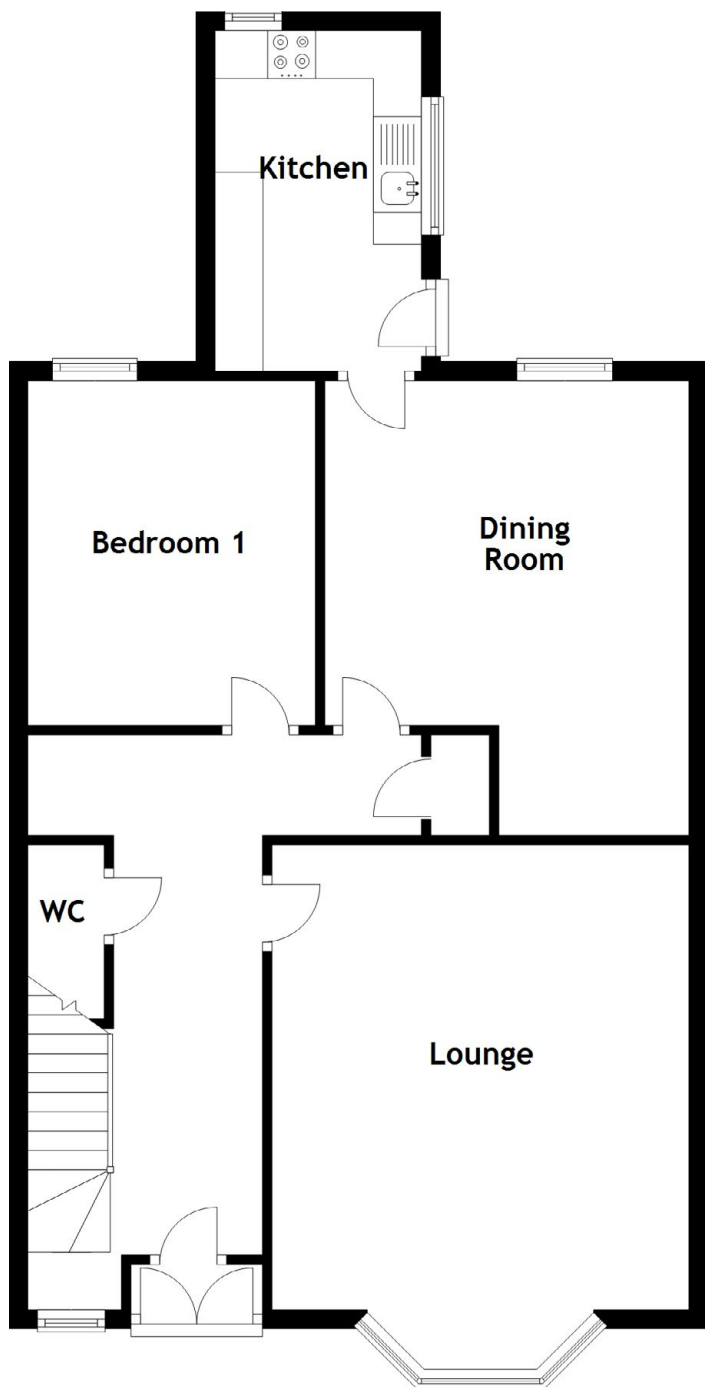












Approximate Dimensions  
(Taken from the widest point)

Lounge	5.95m (19'6") x 4.35m (14'3")	Bedroom 4	3.35m (11') x 2.45m (8'1")
Dining Room	4.75m (15'7") x 3.80m (12'6")	Shower Room	3.55m (11'8") x 2.45m (8'1")
Kitchen	3.55m (11'8") x 2.15m (7'1")	Gross internal floor area (m <sup>2</sup> ): 143m <sup>2</sup> EPC Rating: D Buyer's Premium Value: £3200	
Bedroom 1	3.60m (11'10") x 3.00m (9'10")		
Bedroom 2	4.69m (15'5") x 4.35m (14'3")		
Bedroom 3	4.80m (15'9") x 4.35m (14'3")		



The very generous, sunny, and fully enclosed rear garden is a wonderful place to relax and enjoy the sunny months.



Early viewing is strongly recommended for such a rarely available sandstone villa with such character and many original features.





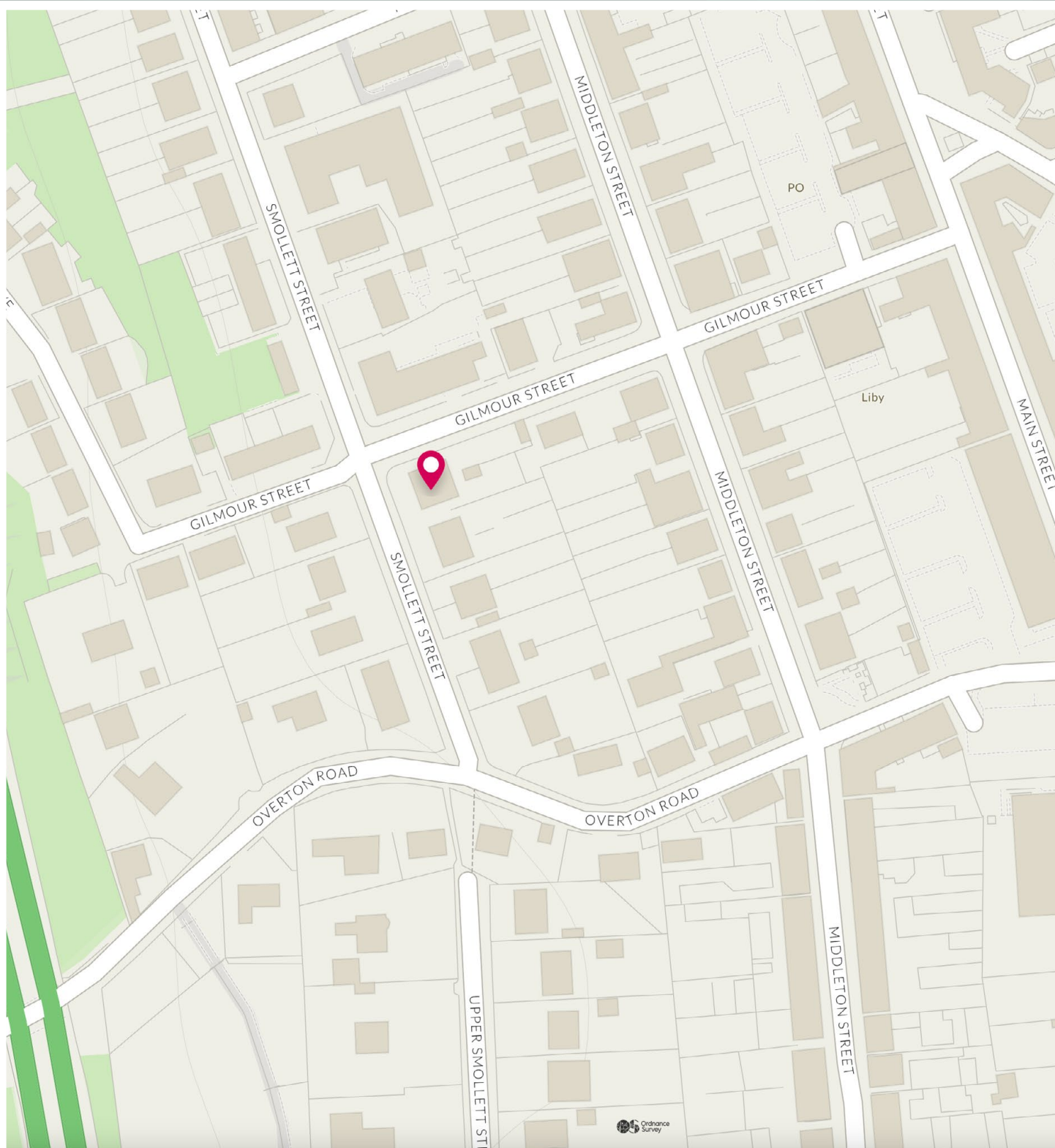


Whilst enjoying both peaceful and quiet surroundings, residents can access an extensive range of amenities within Alexandria, Dumbarton and Balloch centres to cater for everyday requirements.

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 utilise the much-publicised facilities at Lomond Shores tourist and retail development. The Vale of Leven and Dumbarton Golf Club are within close proximity.

## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

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