

THREE BEDROOM DETACHED
VILLA IN MILL FIELDS
DEVELOPMENT

BUILT BY BARRATT HOMES IN
2018

SOUTH FACING REAR
GARDENS

Kingfisher Avenue, Alexandria, G83 9PY

EVE Property are delighted to present to the open sales market a truly outstanding, three-bedroom detached villa in the exclusive Mill Fields development. Built by Barratt Homes in 2018, this seldom available family home has been beautifully styled by the current owners, allowing discerning new owners a rare opportunity to acquire a spacious, en trend property with uniquely stunning views of countryside and rolling hills on show from the large south facing rear gardens.

Offers Over £219,995



Property Description

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From the outset, the attention to detail on display is widely apparent, with a manicured lawn adjoining the generous, two car soft cream mono block driveway. The exterior of the property is rendered in crisp white, with the entrance area showcased in light coloured cobble brick, gloss black composite door and finished with a thoughtful canopy finished in gloss white timbers. The tubular sensor LED lighting provides a sense of security and fully illuminate the entire frontage of the house.

Upon entering the front hallway, the tone is set for the care and attention to detail throughout, with the owners closely collaborating with Barratt to ensure an array of additional extras have added modern comfort.



The lower level has been laid throughout with low maintenance vinyl matt walnut flooring and further complimented with matte white walls, highlighting the generous dimensions of each room throughout the property. The family lounge on the left side of the hall has cool white spotlighting across the ceiling along with a large casement windows, further adding to the sense of space on offer. There is also additional double fronted walk-in storage at the rear of the room. Further along the hallway there is a W/C fitted with modern ceramic white fittings and finished with multi grey split face tile splashback and mono mixer tap in chrome.



Within the hallway storage cupboard the washing machine has been plumbed, to allow clever use of the space and further giving additional feature space within the kitchen area. Upon entering the dining kitchen, your eyes are drawn to the full pane glass rear door allowing light to flood and this, combined with white gloss kitchen cabinets and open backdrop views really does showcase the plentiful open space of the room. The fully integrated design of the kitchen allows for a clean linear feel and is complimented with walnut worktops and upstands, in keeping with the designer theme of the house. The four-ring gas burner hob, stainless steel splashback, illuminated stainless steel extract fan and fan assisted oven offers a striking focal point. The quality brand dishwasher and full height fridge freezer are both fabulous additions to this wonderful room.

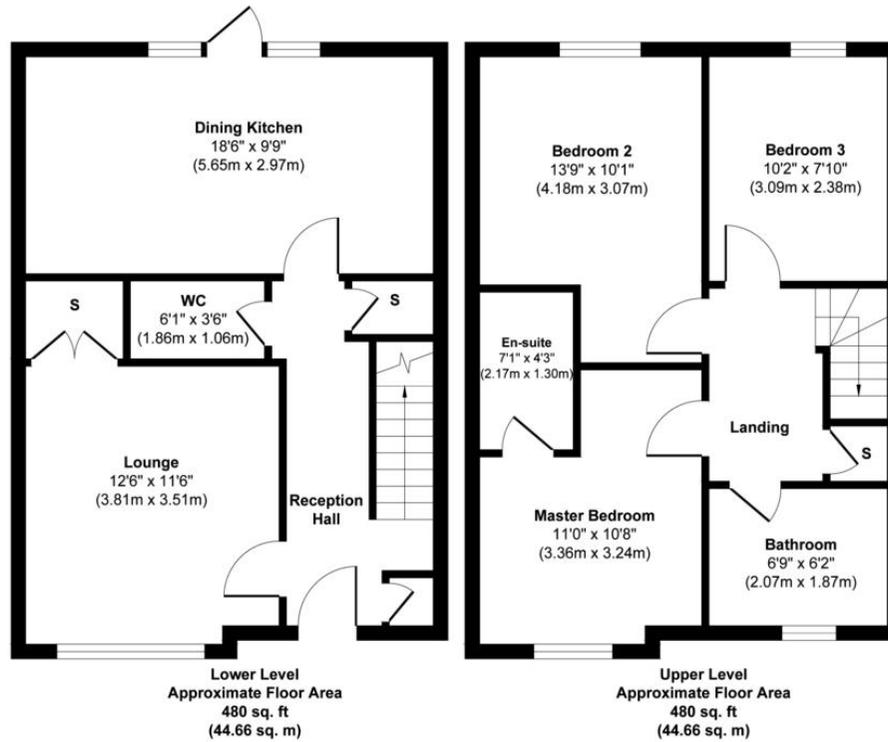


The rear of the property is accessed through the rear kitchen door with the large-scale garden area enclosed with six foot fencing, giving an added sense of seclusion and security. The area is mainly laid to lawn and affords the new owners the opportunity to create a large decked area to enjoy the views, subject to local planning authority consents being granted. There is also the added bonus of exterior power points



Upstairs, the three double bedrooms have been carpeted in thick pile sparkle walnut, adding once more to the sense of thoughtful luxury created by the vendors of the property. The walls are also finished in matte white in keeping with the uniformity of the house whilst also creating an open airy feel to each individual room. The master bedroom features built in mirrored double wardrobes as well as a large fully tiled en-suite, finished in gloss cream with modern white ceramic fittings. There is a large walk in power shower with a large chrome heated towel rail adding to the feeling of warmth

63 Kingfisher Avenue



Approx. Gross Internal Floor Area 960 sq. ft / 89.18 sq. m

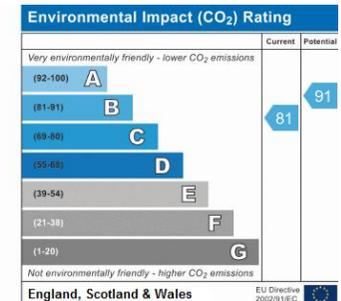
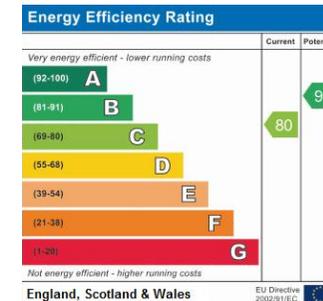
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and luxury. The second bedroom also has built in mirrored double wardrobes, with the third bedroom being a generously sized double. The upper hallway landing area has a handy storage cupboard. The three piece bathroom has also been fully tiled in gloss ceramic throughout as well as a further power shower over bath with additional screen and further chrome towel rail.

This property will appeal to many families and will sell quickly due to all of its appealing features and as such, early viewing is advised.

Mill Fields is new a residential development within Bonhill, Alexandria. It is between Alexandria and Dumbarton Town Centre offering an array of shops and supermarkets. Alexandria Rail Station is a short walk from the property offer accessible commute to Glasgow City Centre. A82 is a short drive away offering road links to M8 network, Erskine Bridge, Glasgow Airport, Helensburgh and Faslane Navel Base.



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