



ONE BEDROOM UPPER FLAT

FRESHLY DECORATED, NEW
KITCHEN AND NEW CARPETS

STYLISH BATHROOM - NEW
BATHROOM SUITE FITTED

GAS CENTRAL HEATING

First Avenue, Alexandria, G83 9BB

EVE Property are proud to introduce to the open sales market a charming one bedroom main door top floor cottage flat in the ever popular First Avenue, Alexandria. Recently upgraded and presented in immaculate order throughout, this particular property will be of significant appeal to those looking to settle in the area and, as such, we anticipate plentiful interest - call our friendly sales team today to schedule your personal viewing!

Offers Over £67,995



Property Description

Positioned within a small, private estate in a cul-de-sac setting, this lovely apartment is nestled adjacent to Vale of Leven Golf Course for a truly tranquil backdrop. Generously proportioned and within close proximity of key transport options, amenities, shopping and dining in addition to the Gateway to the Highlands, Balloch is just a few minutes drive and proffers a wealth of beautiful scenery, entertainment and loch based activities.

The communal front gardens laid to lawn provides access to the solid upvc main door to the internal staircase of number 64.

Light and bright, the tone is set upon entering, with en-trend deep pile mid grey carpeting paired with crisp white matte walls and spot lighting recurring throughout. A useful walk-in cupboard at the top of the stairs bestows ancillary storage - a rare inclusion in similar style properties.

A triplicate glass panel partition is an attractive focal point that in turn gives ingress to the living room which is bathed in light from the extensive picture window formation and has open views to the Carman Hills and beyond. Lavishly dimensioned, this space is perfect for relaxing and entertaining in equal measure; there is capacity for modern furnishings to include a dining suite if desired.

Newly installed, the kitchen is a treat to behold. Professionally designed to maximise practical use, there is a selection of wall and floor mounted cabinetry finished in pure gloss white, topped with light washed oak effect laminate surfaces and matching splashback, for a clean, linear look and finish. A four burner stainless steel gas hob with matching oven and extract





canopy ensures the cook of the house has all they need to showcase their culinary expertise, and the vendor has included a free standing larder fridge freezer and washing machine in the sale.

The bedroom has stunning open aspects of the golf course to enjoy from the picture window, further adding to the sense of serenity surrounding the property and making this a perfect haven in which to rest after a busy day. Fresh decor and in-built storage are further thoughtful inclusions.



A newly installed bathroom suite completes the internal specification and, in keeping with the rest of the apartment, is presented in pristine order. Vanity sink with storage, matching w.c, bath with thermostatic shower over and screen, are dressed with contrasting monochrome wet-wall panelling for ease of maintenance.

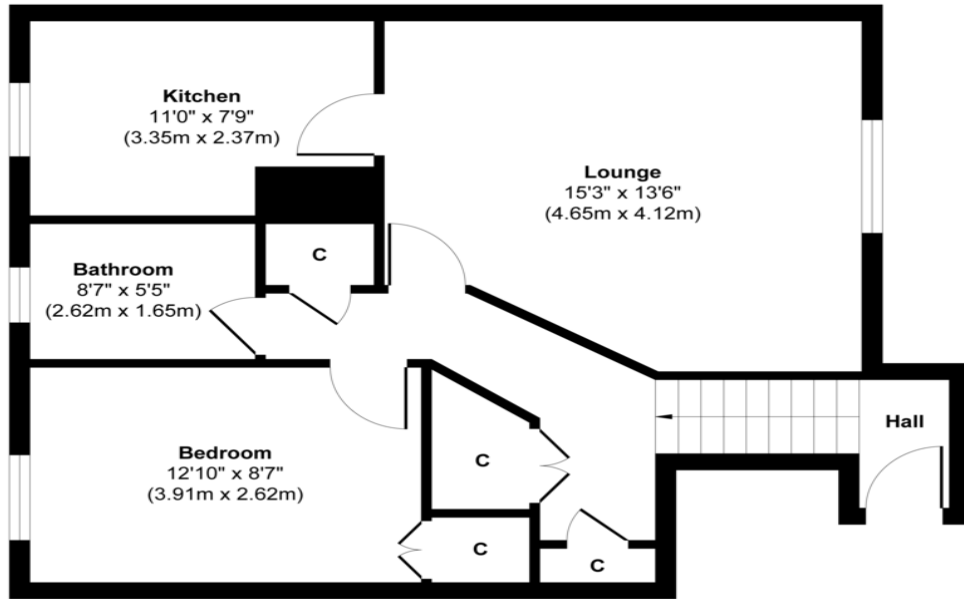
To the rear, the communal drying green enjoys privacy and security from the timber fencing, whilst the patio area makes for a fabulous spot to enjoy the sunshine.

In summary, properties of this calibre are rare to the market and are undoubtedly sought after by motivated buyers - call our friendly team today to index your interest and avoid missing out!



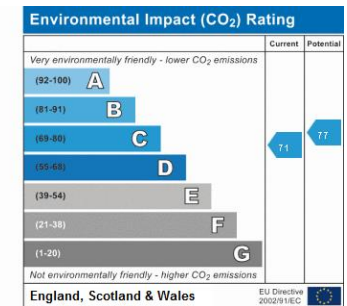
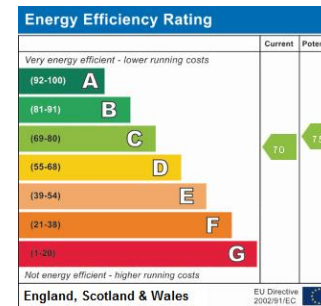
First Avenue is a quiet residential cul-de-sac within Old Bonhill, Alexandria and is within walking distance to Alexandria Town Centre. It is set between Balloch and Alexandria Rail Stations offering a convenient commute to Glasgow City Centre. A82 is a short drive away offering road links to M8, Erskine Bridge, Glasgow Airport, Helensburgh and Faslane Naval Base.

64 First Avenue, Alexandria, G83 9BB



Floor Plan

Approx. Gross Internal Floor Area 576 sq. ft / 53.59 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



1 Herschell Street, Annesland,
Glasgow, Lanarkshire, G13 1HR

www.eve-property.co.uk
0141 255 0020
hello@eve-property.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements